Staff Report – April 3rd, 2019

April 3rd MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1.3 Hancock Street (HVAC)
- Recommend Approval
- 2. 175 Market Street (HVAC)
- Recommend Approval
- 3. 29-41 Congress St. (Windows) TBD
- 4.873 Middle Street (HVAC)
- Recommend Approval
- 5. 409 Deer Street (Dormer)
- TBD

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 38 South Street (Minor window replacement)
- 2. 70 Court Street (Minor-rear windows and door)
- 3. 442-444 Middle Street (Minor-canopy, chimneys & siding)
- 4. 14 Market Square (Moderate Storefront)

WORK SESSIONS – NEW BUSINESS:

A. 111 Maplewood Ave. (Major – 4 story mixed use building)

April 10th MEETING

PUBLIC HEARINGS - NEW BUSINESS:

1. 250 Market Street (Minor - dormer infill & windows)

WORK SESSIONS - OLD BUSINESS:

B. 266-278 State Street (Major - Restoration & infill Building)

WORK SESSIONS - NEW BUSINESS:

- 1. 49 Hunking Street (Minor-rear addition)
- 2. 202 Court Street (Minor dormer and misc. improvements)



Project Address: 38 SOUTH STREET Permit Requested: CERTIFICATE OF APPROVAL

Meeting Type: PUBLIC HEARING #1

A.	Property	/ Information	- General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Two-Family Residential
- Land Area: 4,430 SF +/-
- Estimated Age of Structure: c.1810

- Building Style: Federal
 Historical Significance: Contributing
 Public View of Proposed Work: View from South Street
 Unique Features: This house was recently restored
 Neighborhood Association: South End

	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	<u> </u>	
B. Proposed We	ork: To replace the ex	isting windows.	
C. Other Permit	s Required:		
Вос	ard of Adjustment	\square Planning Board	☐ City Council
D. Lot Location	• <u>•</u>		
□ Те	rminal Vista	☐ Gateway	☑ Mid-Block
	ersection / Corner Lot	☐ Rear Lot	
E. Existing Build	ing to be Altered/ Demo	lished:	
☑ Pr	incipal	☐ Accessory	Demolition
F. Sensitivity of	Context:		
☐ Hiç	ghly Sensitive 🗹 Sensit	ive \square Low Sensitivity	"Back-of-House
G. Design Appr	oach (for Major Projects	s <u>):</u>	
☑ Lit	eral Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
□ Inv	ention within a Style (i.e.,	, Porter Street Townhouses	, 100 Market Street)
□ Ab	ostract Reference (i.e. Port	twalk, 51 Islington, 55 Con	gress Street)
\square Int	entional Opposition (i.e. 1	McIntyre Building, Citizen's	Bank, Coldwell Banker)
H. Project Type:	<u>.</u>		
	onsent Agenda (i.e. very	small alterations, add	litions or expansions)
☑ M	inor 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)

I. Neighborhood Context:

• The building is located along lower South Street. It is surrounded with many wood-frame 2-2.5 story historically-significant structures with a shallow setback from the sidewalk.

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

The Application is proposing to:

- Replace the existing windows with a Marvin Integrity Wood-Ultrex Window
- Note that the application also includes an assessment of the existing windows.

Design Guideline Reference – Guidelines for Windows and 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 NEIGHBORHOOD CONTEXT
Project Information Editing Proposed Building (+/-) Abuting Structures (Average)
GENERAL BUILDING INFORMATION Cross For Area (EF) Door Area (Raffa (CFA Lot Area) Building telephot - Coming (Ered) Author of Stores PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Building telephot - Stores (Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Building (E. modules, boarding, stephoseks) Appropriate Incappropriate
Cross Horox Area (SP)
Suitiding Height - Street Wall / Comice (Feet) Comice (Fee
Suitiding Height - Street Wall / Comice (Feet) Comice (Fee
Suitiding Height - Street Wall / Comice (Feet) Comice (Fee
Number of Stories TREPLACE EXISTING WINDOWS ONLT
PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS
ROJECT REVIEW ELEMENT APPLICANT'S COMMENTS B. Scale [i.e. helight, volume. coverage] Processor [i.e. setback. alignment] Appropriate Inappropriate
Scale (i.e. height, volume, coverage
Placement (i.e. selbacks, alignment) Appropriate Inappropriate
Massing (i.e. modules, banding, stepbacks) Appropriate Inappropriate
Style and Slope
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19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportiate 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy)
19 Siding / Material 20 Projections (i.e. bays, balconies) 21 Doors and Windows 22 Window Openings and Proportiate 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Awnings 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy)
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Window Casing/ Trim Appropriate Inappropriate Inapprop
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Appropriate Inappropriate 26 Doors Appropriate Inappropriate Inappropriate 27 Porches and Balconies Appropriate Inappropriate Inappropriate 28 Projections (i.e. porch, portico, canopy)
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29 Landings/ Steps / Stoop / Railings Appropriate Inappropriate 20 Linking for a wall most of the second state of the secon
30 Lighting (i.e. wall, post) Appropriate Inappropriate Appropriate Inappropriate
 Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators) Appropriate Inappropriate Appropriate Inappropriate
32 Mechanicals (i.e. HVAC, generators) 33 Decks Appropriate Inappropriate Appropriate Inappropriate
34 Garages/ Barns / Sheds (i.e. doors, placement)
35 Fence / Walls (i.e. materials, type)
36 Grading (i.e. ground floor height, street edge)
37 Landscaping (i.e. gardens, planters, street trees)
38 Driveways (i.e. location, material, screening)
39 Parking (i.e. location, access, visibility)
40 Accessory Buildings (i.e. sheds, greenhouses)
urpose and Intent:
Preserve the integrity of the District: Yes No 4. Maintain the special character of the District: Yes Yes
Assessment of the Historical Significance: Yes No 5. Complement and enhance the architectural and historic character: Yes
Conservation and enhancement of property values: Yes No No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: Yes
Review Criteria / Findings of Fact: 1. Consistent with special and defining

Project Address: 70 COURT STREET Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #2

|--|

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Commercial
- Land Area: 5,307 SF +/-
- Estimated Age of Structure: c.1758
- Building Style: Georgian
- Historical Significance: Contributing
 Public View of Proposed Work: View from Mark Street
- Unique Features: NA
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	To replace siding and windows and a door (rear)

Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Counci
Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
	Lot Location: Terminal Vista	☐ Board of Adjustment ☐ Planning Board Lot Location:

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

E. EXISTING BUILD	<u>aing to be Altere</u>	<u>a/ vemoi</u>	<u>isnea/ Construct</u>	<u>rea:</u>	
☑ _F	Principal		☐ Accessory	Demolition	
F. Sensitivity of	Context:				
□н	ighly Sensitive	☑ Sensitiv	ve \square Low Sensit	tivity \square "Back-of-H	OU:
G. Design App	oroach (for Major	Projects)	<u>):</u>		
☑ L	iteral Replication	(i.e. 6-16 C	ongress, Jardinière B	Building, 10 Pleasant Stree	; †)
	vention within a	Style (i.e.,	Porter Street Townho	ouses, 100 Market Street)	
	bstract Referenc	e (i.e. Port	walk, 51 Islington, 55	Congress Street)	
	ntentional Oppos	ition (i.e. M	AcIntyre Building, Citi	izen's Bank, Coldwell Bar	ıkeı

H. Project Type:

□ Consent Age	enda (i.e. very	small alterations	s, additions o	r 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)

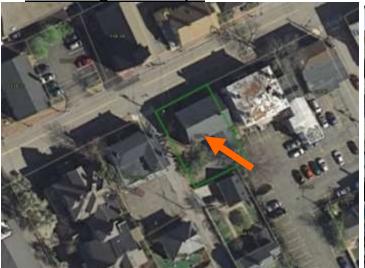
I. Neighborhood Context:

• The building is located along the intersection of Mark and Court Streets. It's surrounded with many contributing structures. The neighborhood is predominantly 2-3 story wood-framed and sided structures on narrow lots with structures built directly along the front property line.

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

- The Applicant is proposing to make alterations to the rear elevation only.
- 17 windows are proposed to be replaced and a window assessment has been submitted with the application. Brosco double-hung windows are proposed.
- A single door is proposed to be replaced in-kind as well as the trim, moldings and siding on the house.
- The rood will also be replaced in-kind (asphalt shingles).

K. Aerial Images and Maps:





Aerial and Streetview Image



Zoning Map

		INFO/ EVALUATION CRITERIA	SUBJECT PRO	OPERTY	NEIGH	HBORHOOD CONTEXT		
		Project Information	Existing Desiration of	Proposed	Abutting Structures	Surrounding Structures		
	No.		Building	Building (+/-)	(Average)	(Average)		
		GENERAL BUILDING INFORMATION	(ESTIMATED FROM	THE TAX MAPS & AS	SESSOR'S INFO)			
	1	Gross Floor Area (SF)	(201111111221111011		, , , , , , , , , , , , , , , , , , ,			
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width Ratio		A	MODERATE PROJI	F ∕ T		
	4	Building Height – Zoning (Feet)		N	MODERAIL PROJ	LCI		
	5	Building Height – Street Wall / Cornice (Feet)	- W	INDOM SIL	ING AND DOOR REPL	ACEMENT ONLY -		
	6	- WINDOW, SIDING AND DOOR REPLACEMENT ONLY -						
	/	7 Building Coverage (% Building on the Lot) ADDICANT'S COMMENTS ADDICANT'S COMMENTS ADDICANT'S COMMENTS						
	_	PROJECT REVIEW ELEMENT	APPLICANT'S CO	MMENTS	HDC SUGGESTIONS	APPROPRIATENESS		
X	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate		
CONTEXT	10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate		
S	10	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate		
_	-	Roofs				□ Appropriate □ Inappropriate		
	12	Style and Slope				□ Appropriate □ Inappropriate		
	13	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate		
	14	Roof Materials				□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate		
	16	Cornice Line						
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate		
		Walls				☐ Appropriate ☐ Inappropriate		
	19	Number and 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 Shutters / Hardware				☐ Appropriate ☐ Inappropriate		
)	25	Storm Windows / Screens / Awnings				☐ Appropriate ☐ Inappropriate		
	26	Doors				☐ Appropriate ☐ Inappropriate		
	27	Porches and Balconies				□ Appropriate □ Inappropriate		
1	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate		
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate		
	30	Lighting (i.e. wall, post)				☐ Appropriate ☐ Inappropriate		
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate		
	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate		
	33	Decks				□ Appropriate □ Inappropriate		
_	34	Garages/ Barns/ Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate		
	35	Fence / Walls / 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		
	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate		
_	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate		
	40	Screening/ Enclosures (i.e. sheds, dumpsters)				□ Appropriate □ Inappropriate		

Project Address: 442-444 MIDDLE STREET **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Mixed-Use / Office
- Land Area: 6,220 SF +/-

- Estimated Age of Structure: c.1850
 Building Style: Federal
 Number of Stories: 2.5
 Historical Significance: Contributing
 Public View of Proposed Work: View from Middle Street
- Unique Features: NA
- Neighborhood Association: Goodwin Park

	<u> </u>		
B. Pro	oposed Work: To install a new o	door canopy & sidin	g and chimney replacement
C. Ot	her Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lo	t Location:		
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Exi	sting Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
	✓ Principal	Accessory	Demolition
F. Sei	nsitivity of Context:		
	\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivity	√ 🗌 "Back-of-House"
G. De	esign Approach (for Major Project	<u>s):</u>	
	Literal Replication (i.e. 6-16 (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. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Pro	oject Type:		
	\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
	☑ Minor Project (i.e. small alt	terations, additions or	expansions)
	☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)
	Major Project (i e. very lar	ae alterations additic	ons or expansions)

I. Neighborhood Context:

• The building is located along Middle Street directly across from Highland Street. The property is surrounded with many wood--sided historic buildings ranging from 2-2.5 stories in height. There are shallow setbacks along the street and large rear yards.

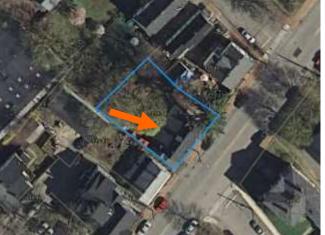
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Replace the door canopy with a new design to match the original style of the house.
- Reside the house using wither wood (cedar) clapboards or Boral siding.
- Replace the back porch in kind or with composite decking.
- Remove and replace the chimneys above the roofline.

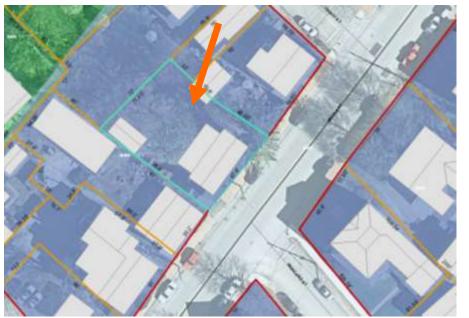
Design Guideline Reference – See Guidelines for Exterior Woodwork (05), Masonry and Stucco (07), and Windows & Doors (08).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

Page 8 of 20 442-444 MIDDLE STREET – WORK SESSION #3 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY 4-3-19 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures FORM** No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **DISTRICT COMMISSION** Gross Floor Area (SF) Date: Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - REPLACE DOOR CANOPY, CHIMNEYS, SIDING AND REAR DECK ONLY with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS 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 4 11 **Architectural Style** (i.e. traditional – modern) Postponed □ Appropriate □ Inappropriate 12 Roofs Appropriate □ Inappropriate STRE **MEMBERS** 13 Style and Slope □ Appropriate □ Inappropriate 14 Roof Projections (i.e. chimneys, vents, dormers...) HISTORIC □ Appropriate □ Inappropriate 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** MIDDLI □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate RTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ш 23 Window Casing/ Trim **ERTY:** 442 □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens □ Appropriate □ Inappropriate Decision: DISTRICT □ Appropriate □ Inappropriate **Porches and Balconies** Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... ROPI □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate 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...) 36 □ 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: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties:

Project Address: 14 MARKET SQUARE **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #4**

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Mixed-Use
- Land Area: 3,136 SF +/-
- Estimated Age of Structure: <u>c.1840</u>
 Building Style: <u>Commercial Vernacular</u>

- Number of Stories: 3
 Historical Significance: Contributing
 Public View of Proposed Work: View from Market Square
- Unique Features: NA
- Neighborhood Association: Downtown

B. Proposed Work: To make masonr	y repairs, add mura	l, awnings and HVAC
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:		
$lacktriangle$ Highly Sensitive \Box Sensitive	tive \square Low Sensitivity	√ □ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 10 Pleasant Street)
\square Invention within a Style (i.e.	, Porter Street Townhouses	s, 100 Market Street)
Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
$\hfill \square$ 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	expansions)
☐ Moderate Project (i.e. sigr	nificant additions, alte	erations or expansions)
☐ Major Project (i.e. very larg	ge alterations, additic	ons or expansions)

K. Neighborhood Context:

• The building is located at the intersection of Daniel and Congress Streets. The property is surrounded with many historically significant brick and stone buildings ranging from 3 to 4 stories in height. There are no setbacks along the front- or sideyard and small rear yards.

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

The Applicant is proposing to:

- Repoint the exterior brick.
- Install new awnings (Note that this item was approved at the last HDC meeting).
- Replace in-kind, the storefront windows and associated woodwork.
- Add a wall mural to the brick façade on Daniel Street (Note this is potentially subject to review under the sign ordinance).

Design Guideline Reference - Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Signs and Awnings (11).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT
	Project Information	Existing Building Proposed Building	(+/-) Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAP	S & ASSESSOR'S INFO)	
	1 Gross Floor Area (SF)		•	
	2 Floor Area Ratio (GFA/ Lot Area)		MINOR PRO	IECT
	3 Building Height / Street-Width (ROW) Ratio		MINORPRO	JECI
	4 Building Height – Zoning (Feet)	AAASONIDV DEDAID WA	ACTS CIAA LAGIIAA LLA	EFRONT RECONSTRUCTION ONLY -
-	5 Building Height – Street Wall / Cornice (Feet)	- MASOINKI KEFAIK, WA	ALL MUKAL AND SICK	ELKOMI KECOMZIKOCIIOM OMLI -
	6 Number of Stories			
	7 Building Coverage (% Building on the Lot)			
	PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTI	
ONTEXT	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate
Ē—	9 Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate
`	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate
	11 Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate
	12 Roofs			□ Appropriate □ Inappropriate
-	Style and Slope			□ Appropriate □ Inappropriate
-	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate
	15 Roof Materials			□ Appropriate □ Inappropriate
	16 Cornice Line			□ Appropriate □ Inappropriate
	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate
⋖ —	18 Walls			□ Appropriate □ Inappropriate
ш —	Number and Material			□ Appropriate □ Inappropriate
>	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate
~ —	21 Doors and windows			□ Appropriate □ Inappropriate
	Window Openings and Proportions			□ Appropriate □ Inappropriate
~	Window Casing/ Trim			□ Appropriate □ Inappropriate
<u> </u>	Window Shutters / Hardware			□ Appropriate □ Inappropriate
_	25 Storm Windows / Screens			□ Appropriate □ Inappropriate
	26 Doors			□ Appropriate □ Inappropriate
(27 Porches and Balconies28 Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
				□ Appropriate □ Inappropriate
-	30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate
-	32 Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate
-	33 Decks			□ Appropriate □ Inappropriate
	33 Decks 34 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 □ Appropriate □ Inappropriate
(1) 	37 Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate
DES	38 Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate
ш	39 Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate
<u>~</u>	40 Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate
- 1	Accessory bollarings (i.e. strods, greetimouses)			□ Appropriate □ inappropriate

Project Evaluation Form: 111 MAPLEWOOD AVE.
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #A

ennin kequesiea.	CERTIFICATE	OF AFFROVAL
leeting Type:	WORK SESSIO	<u> </u>
A. Property Information - General: Existing Conditions: • Zoning District: CD4 • Land Use: Commercial • Land Area: 101,495 SF +/- • Estimated Age of Structure: Verification of Stories: 3-4 • Historical Significance: NA • Public View of Proposed World of Stories: Gateway Information of Stories: Information of Information of Stories: Information of Stories: Information of St	rk: <u>View from Maple</u> ocation	wood and Raynes Ave.
B. Proposed Work: To add a 3-4 sta	ory commercial build	ing and parking.
C. Other Permits Required:		
☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
Intersection / Corner Lot	t 🗌 Rear Lot	
E. Existing Building to be Altered/ Den	nolished:	
Principal	☐ Accessory	$\ \square$ Significant Demolition
F. Sensitivity of Context: ☐ Highly Sensitive ☑ Sen	sitive \Box Low Sensitivit	y 🗌 "Back-of-House"
G. Design Approach (for Major Projec	cts):	
Literal Replication (i.e. 6-16	S Congress, Jardinière Buildir	ng, 10 Pleasant Street)

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:

eci iype.

☐ 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)

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

I. Neighborhood Context:

• This property is located within the heart of the urban renewal area where 100s of historic buildings were removed in the 1960s. As such, other than the remaining historic structures located across Maplewood Ae. All other structure have been constructed since that time. This property is unique situated at the gateway to the downtown business district.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Design and construct a 4 story commercial building and associated parking and park areas.
 - The revised plans show changes to the primary entry passage and the Maplewood Ave. Flevation.
 - The proposed pocket park has also been revised.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

INFO/ EVALUATION CRITERIA Project Information Io. GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	·		Abutting Structures (Average) SSESSOR'S INFO) MAJOR PRO CT A 4-STORY CO		FORM
GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO) MAJOR PRO	DJECT	
1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	·	– CONSTRUC	MAJOR PRO		
PROJECT REVIEW ELEMENT Scale (i.e. height, volume, coverage) Massing (i.e. modules, banding, stepbacks)	HDC				
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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) Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks)	HDC				
5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	HDC				T SSI
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7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	HDC			MMMERCIAL BUILLINGS -	│ →
PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	HDC	001115150	-		∠ ≥
8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks)	HDC				
 Placement (i.e. setbacks, alignment) Massing (i.e. modules, banding, stepbacks) 		COMMENTS	HDC SUGG		
Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
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Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
2 Roofs				□ Appropriate □ Inappropriate	 ``` ```
Style and Slope				□ Appropriate □ Inappropriate	⊣ フ ∪
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,		No 5. Cor	mplement and enhance th	ne architectural and historic character:	itors:
	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Reaves, Gutters and Downspouts Reaves, Gutters and Reaves, balconies) Reaves, Gutters and Reaves, balconies) Reaves, Gutters and Reaves, balconies) Reaves, Gutters and Reaves, Balconies. Reaves, Gutters, Flore, portico, canopy) Reaves, Gutters, Flore, Portico, Canopy, Portico,	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials Cornice Line Teaves, Gutters and Downspouts Walls Siding / Material Projections (i.e. bays, balconies) Nindow Openings and Proportions Mindow Casing/Trim Mindow Shutters / Hardware Mindow Casing/Trim Mindow Shutters / Hardware Mindow Casing/Trim Mindow Shutters / Hardware Mindow Openings and Proportions Mindow Casing/Trim Mindow Casing/Tr	Roof Projections (i.e. chimneys, vents, domers	4 Roof Projections A Doorpoint Inappropriate Inappro

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

	Property Information - General:
EXI	isting Conditions: • Zoning District: <u>CD5</u>
	 Land Use: Mixed-Use Land Area: 16,850 SF +/-
	 Estimated Age of Structure: c.1985 Building Style: <u>Traditional</u>
	Number of Stories: 2.5
	 Historical Significance: <u>NA</u> Public View of Proposed Work: <u>Limited View</u>
	 Unique Features: <u>NA</u> Neighborhood Association: <u>Downtown</u>
В.	Proposed Work: To modify a dormer and windows (rear).
<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 \square Mid-Block
	$lacktriangle$ Intersection / Corner Lot \Box Rear Lot
<u>E. I</u>	Existing Building to be Altered/ Demolished:
	lacktriangledown Principal $lacktriangledown$ Accessory $lacktriangledown$ Significant Demolition
<u>F. S</u>	Sensitivity of Context:
	\square Highly Sensitive \square Sensitive $oxedsymbol{ olimits}$ Low Sensitivity \square "Back-of-House"
<u>G.</u>	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>	<u>Project Type:</u>
	\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 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:
 - Present three window options in a work session/ public hearing for infilling an existing dormer and adding windows.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

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		INFO/ EVALUATION CRITERIA		ECT PROPERTY		NEIGHBORHO	OOD CONTEXT	
		Project Information	Existing Ruilding	Proposed	Abutting Structures (Average)		Surrounding Structures (Average)	_ 0
	No.		Building	Building (+/-)	(Average)		(Average)	X
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
	1	Gross Floor Area (SF)				<u> </u>		FOR AISSION of E: 4-1
	2	Floor Area Ratio (GFA/ Lot Area)						O SIC
)	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		SS
	4	Building Height – Zoning (Feet)						F(
	5	Building Height – Street Wall / Cornice (Feet)		- DORMER IN-	FILL AND REPLAC	EMENT WIN	DOWS ONLY -	→ ≨ △
	6	Number of Stories		DOKMER III	THE AND RELEAS	E/VIEINI VVIIN	DOWS ONE!	~
1	/	Building Coverage (% Building on the Lot)			-			
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS)
ONITEVE	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	NC See
	\	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	UAT DISTRIC
F	11	Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	U SS
	12	Roofs					☐ Appropriate ☐ Inappropriate	
	13	Style and Slope					☐ Appropriate ☐ Inappropriate	一 し iii
	14	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	/A ORIC STRE
	15	Roof Materials					□ Appropriate □ Inappropriate	EV A
	16	Cornice Line					□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	EV HIST
3	18	Walls					□ Appropriate □ Inappropriate	
AAATEDIA	19	Siding / Material					☐ Appropriate ☐ Inappropriate	(T)
5	20	Projections (i.e. bays, balconies) Doors and windows					□ Appropriate □ Inappropriate	L
۰	3 21	Window Openings and Proportions					□ Appropriate □ Inappropriate	
SINIGER OF MOLECULAR	23	Window Openings and Proportions Window Casing/ Trim					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	Т М
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
		Awnings					□ Appropriate □ Inappropriate	
	26	Doors					□ Appropriate □ Inappropriate	OP PORTS ERTY
	27	Porches and Balconies					☐ Appropriate ☐ Inappropriate	~ □
ONIG III	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	
	29	Landings/ Steps / Stoop / Railings					□ Appropriate □ Inappropriate	P
	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	150000
1	36	Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	The second second
14 C 13 E 13	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
5	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
<u>H</u> .	Purpo	ose and Intent:						
		reserve the integrity of the District:	□ Yes □	No 4. Ma	intain the special characte	er of the District:		□Ye
		ssessment of the Historical Significance:			mplement and enhance th		d historic character:	□ Ye
		onservation and enhancement of property value			·		the District to the city residents and visitor	
		, , ,		3.113		2 2 2 2 2 3 3 3 3 3 3 3	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	•
<u>I.</u>		w Criteria / Findings of Fact:	currounding pros	rtion: DVoc DNo 2 Dol	ation to historia and archit	actural value of se	cting structure:	
		onsistent with special and defining character of						
	Z. C	ompatibility of design with surrounding properties) .	⊔ res ⊔ no 4. Coi	mpatibility of innovative te	crinologies with sur	rounding properties: 🗆 Yes 🗆 No	

Project Address: 266-278 STATE STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>Land Use: <u>Mixed-Use</u>
- Land Area: 1,742 SF +/-

- Estimated Age of Structure: c.1900
 Building Style: Commercial
 Number of Stories: 5
 Historical Significance: Contributing
 Public View of Proposed Work: View from Pleasant, State and Church Streets
- Unique Features: Scale and Massing
- Neighborhood Association: Downtown

B. Proposed Work:	10 restore tr	<u>ne times Bullaing</u>	g ana intili the	vacantiot.
r Proposed Work:	10 (65)0(6)1	ne iimes bullaina	a ana mili me	Vacani ioi
Di TTOPOSCA MONK	10103101011		9 4114 111111 1110	, acam ion

C. Other Permits Required:		
☑ Board of Adjustment	✓ Planning Board	☐ City Counc
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Constructed	<u>l:</u>
Principal	Accessory	Demolition

F. Sensitivity of Context:

$oldsymbol{\square}$ Highly Sensitive $oldsymbol{\square}$ Sensitive $oldsymbol{\square}$ Low Sensitivity $oldsymbol{\square}$ "Back-of-	House''
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9	n 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. Mointyre Building Citizen's Bank Coldwell Banke

H. Project Type:

i type.
\square 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)

M. Neighborhood Context:

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

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

The Applicant is proposing to:

- Restore the Times Building; including the storefront.
- Add a 4-story mixed-use infill building along the intersection. Note that the applicant has revised the penthouse level to address the issue raised at the last work session.
- Add underground parking with access from Church Street.

Design Guideline Reference - See complete Design Guidelines.

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA Project Information	SIIR IEC			
		SOBJEC	CT PROPERTY	NEIC	GHBORHOOD CONTEXT
		Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION	(ESTIMATE	D FROM THE TAX MAPS & ASS	EESSOR'S INFO)	
	1 Gross Floor Area (SF)	,		•	
	2 Floor Area Ratio (GFA/ Lot Area)			MAJOR PROJE	CT
	3 Building Height / Street-Width (ROW) Ratio			MAJOK PROJE	
	4 Building Height – Zoning (Feet)	DESTO DE T	IAAES DIIII DINIC O	CONSTRUCT NEW	A STORY INICIAL DIMINISHO ONLY
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	39 Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate
'	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate
		6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. gardens, planters, street trees) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/ Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. gardens, planters, street trees) 38 Driveways (i.e. location, material, screening)	8 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Casing/Trim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Porches and Balconies 28 Projections (i.e. porch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. HVAC, generators) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 35 Fence / Walls / Screenwalls (i.e. materials, type) 36 Grading (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street edge) 37 Landscaping (i.e. ground floor height, street edge) 38 Driveways (ii.e. location, material, screening)	6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS B Scale (i.e. height, volume, coverage) 9 Placement (i.e. sebacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roots 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Comice Line 17 Eaves, Cutters and Downspouts 18 Walts 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Openings and Proportions 23 Window Cosing/ Itim 24 Window Shutters / Hardware 25 Storm Windows / Screens 26 Doors 27 Projections (i.e. portch, portico, canopy) 29 Landings/ Steps / Stoop / Railings 30 Lighting (i.e. wall, post) 31 Signs (i.e. projecting, wall) 32 Mechanicals (i.e. MAXC) 33 Decks 34 Garages / Barns / Sheds (i.e. doors, placement) 34 Carages / Barns / Sheds (i.e. doors, placement) 35 Protes yound floor height, street edge) 36 Grading (ii.e. gorund floor height, street edge) 37 Landscaping (ii.e. gorund floor height, street edge) 38 Diffeways (ii.e. looton, placeins, ii.e. materials, type) 38 Diffeways (ii.e. looton, planters, street trees)

Project Address: 49 HUNKING STREET Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Vacant/Residential
- Land Area: <u>5,180 SF +/-</u>
- Estimated Age of Structure: <u>c.1740</u> Building Style: <u>Georgian</u>
- Number of Stories: 2.5
- Historical Significance: <u>Focal</u>
 Public View of Proposed Work: <u>View from Mechanic Street</u>
 Unique Features: <u>Captain Tobias Lear House</u>
 Neighborhood Association: South End

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

O. Neighborhood Context:

• This historically-significant and focal building is located at the foot of Hunking Street. The property is surrounded with many historically significant structures. The structures in this neighborhood have very shallow setbacks along the street and side yards.

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

The Applicant is proposing to:

- Convert the Tobias Lear House into a two-bedroom historic inn. Note that a variance will be required to support this use in the GRB District.
- A Preservation Restriction is being proposed to support the restoration & alterations to the structure.
- A shed extension is proposed for the kitchen on the rear of the structure and the existing asphalt roof will be replaced with western red cedar shingles; a significant upgrade.
- The siding will be repaired or replaced in-kind.
- The exterior windows are proposed to be either restored or replaced.
- A low stone wall is proposed along the front property line.
- Off-street parking will be arranged via a lease from the Wentworth-Gardner House lot along Mechanic Street.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Windows & Doors (08), and Signs and Awnings (11).

Aerial Image, Street View and Zonina Map:





Aerial and Street View Image



Zoning Map

49 HUNKING STREET – WORK SESSION #1 (MINOR)

Project Information GENERAL BUILDING INFORMATION Gross Floor Area (SF) Oor Area Ratio (GFA/ Lot Area)	Existing Building	Proposed Building (+/-)				
Gross Floor Area (SF)	/507114.4.7	oposea bollanig (· /)	Abutting Structures	Surround	ing Structures (Average)	1 8
Gross Floor Area (SF)	(ESIIMAI	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)				
oor Area Ratio (GEA/Lot Area)	\				~ ~ ~ ~	
00171Ca Kallo (017) E0171Ca)	MAINIOD DDO IECT					→ 0 4
uilding Height / Street-Width (ROW) Ratio	MINOR PROJECT					
uilding Height – Zoning (Feet)	- REPLACE REAR ADDITION, WINDOWS, AND WALL WORK ONLY -					
uilding Height – Street Wall / Cornice (Feet)	- KC	PLACE REAR ADDI	IIION, WINDOW	VS, AND WALL	WORK ONLY -	FC MISSI Date:
lumber of Stories	ZŠF					
						- 6 🔁 -
	APPLICA	NT'S COMMENTS	HDC SUGGES	STIONS		1 C O M I D O O C I D O O
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arking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	
ccessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
	PROJECT REVIEW ELEMENT cale (i.e. height, volume, coverage) accement (i.e. setbacks, alignment) assing (i.e. modules, banding, stepbacks) chitectural Style (i.e. traditional – modern) oofs yle and Slope oof Projections (i.e. chimneys, vents, dormers) oof Materials ornice Line aves, Gutters and Downspouts alls umber and Material ojections (i.e. bays, balconies) oors and windows indow Openings and Proportions indow Casing/ Trim indow Shutters / Hardware oorn Windows / Screens oors orches and Balconies ojections (i.e. porch, portico, canopy) andings/ Steps / Stoop / Railings ghting (i.e. wall, post) gns (i.e. projecting, wall) echanicals (i.e. HVAC, generators) ecks arages / Barns / Sheds (i.e. doors, placement) rading (i.e. ground floor height, street edge) andscaping (i.e. gardens, planters, street trees) riveways (i.e. location, material, screening)	PROJECT REVIEW ELEMENT APPLICAN Cale (i.e. height, volume, coverage) Cacement (i.e. setbacks, alignment) Cassing (i.e. modules, banding, stepbacks) Cohitectural Style (i.e. traditional – modern) Cohitectural Style (i.e. traditional – modern Cohitectural Style (i.e. traditional – modern Cohitectural St	PROJECT REVIEW ELEMENT PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS Cale (i.e. height, volume, coverage) Cacement (i.e. setbacks, alignment) Chitectural Style (i.e. traditional – modern) Chitectural Style (i.e. traditional – modern) Chitectural Style (i.e. traditional – modern) Chitectural Style (i.e. chimneys, vents, dormers) Chitectural Style (i.e. dormers) Chitectural S	vilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGET rate (i.e. height, volume, coverage) acement (i.e. setbacks, alignment) assing (i.e. modules, banding, stepbacks) chitectural Style (i.e. traditional – modern) bots yle and Slope obt Projections (i.e. chimneys, vents, dormers) por Projections (i.e. chimneys, vents, dormers) por Materials writes, Gutter and Downspouts alls umber and Material opications (i.e. bays, balconies) pors and windows indow Openings and Proportions indow Openings and Proportions indow Openings and Proportions indow Shutters / Hardware comm Windows / Screens ports ports and Balconies opications (i.e. porch, portio, canopy) indings/ Steps / Stoop / Railings phing (i.e. wall, post) gens (i.e. projecting, wall) echanicals (i.e. HVAC, generators) acrages / Barns / Sheds (i.e. doors, placement) index / Walls / Screemvalls (i.e. materials, type) rading (i.e. ground floor height, street edge) indescaping (i.e. gardens, planters, street trees) iveways (ii.e. location, materials, screening)	PROJECT REVIEW ELEMENT	Initing Coverage (% Building on the Lot)

Project Evaluation Form: <u>202 COURT STREET</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION #2</u>

Λ Pro	perty Information - General:		
Exis	ting Conditions: Zoning District: CD4-L1 Land Use: Commercial Land Area: 5,036 SF +/- Estimated Age of Structure: c. Building Style: Greek Number of Stories: 2.5 Historical Significance: Contrit Public View of Proposed Work Unique Features: NA Neighborhood Association: D	outing :: View from Court S	Street_
	pposed Work: To modify the sto	refront from the pre	eviously approved design
C. Ot	her Permits Required:		
	☐ Board of Adjustment	☐ Planning Board	☐ City Council
D. Lo	t <u>Location:</u>		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Exis	sting Building to be Altered/ Dem	olished:	
	✓ Principal	Accessory	☐ Significant Demolition
F. Ser	nsitivity of Context:		
	\square Highly Sensitive \square Sensit	ive 🗹 Low Sensitivit	y 🗌 "Back-of-House"
G. De	esign 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)
	☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	's Bank, Coldwell Banker)
H. Pro	<u>ject Type:</u>		
	☐ 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. significant additions, alterations or expansions)

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

I. Neighborhood Context:

• This 2.5 story wood 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 municipally-owned as a fire station.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

- Add a roof dormer to the northeast side of the roof.
- The proposed shed dormer is nearly 50 feet in length and it contains two recessed balconies.
- <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 STR	EET – WORK SESSION #2	2 (MINOR)			
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERT	TY	NEIGHBORHOOD CONTEXT			
		Project Information	Existing Propo Building Building		Surrounding Structures (Average)	S 7 6 10 -18		
		GENERAL BUILDING INFORMATION		AX MAPS & ASSESSOR'S INFO)		~ •		
	1	Gross Floor Area (SF)	-	·		O Sion 1-1-1		
₫	2	Floor Area Ratio (GFA/ Lot Area)				O 5 4		
STAFF	3	Building Height / Street-Width Ratio	MINOR PROJECT					
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)	 ADD NEW DORMER AND MISC. EXTERIOR ELEMENTS ONLY – 					
	6	Number of Stories	ADD ITE	ADD INLIV DORMER AND MISC. EXTERIOR ELEMENTS ONE!				
_	7	Building Coverage (% Building on the Lot)						
		PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUG	GESTIONS APPROPRIATENESS	O o o		
EX	8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate			
	9	Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate			
$\overline{0}$	10	Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate			
\vdash	11	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate			
	12	Roofs			□ Appropriate □ Inappropriate	<u> </u>		
	13	Style and Slope			□ Appropriate □ Inappropriate			
	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate			
	15	Roof Materials			□ Appropriate □ Inappropriate	ORI		
	16	Cornice Line			□ Appropriate □ Inappropriate			
S	17	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate			
₹	18	Walls			□ Appropriate □ Inappropriate	<u> </u>		
TER.	19	Siding / Material			□ Appropriate □ Inappropriate	> - Ō		
DESIGN & MATERIALS	20	Projections (i.e. bays, balconies) Doors and windows			□ Appropriate □ Inappropriate			
~	21 22	Window Openings and Proportions			□ Appropriate □ Inappropriate			
Z U	23				□ Appropriate □ Inappropriate			
ESI	23	Window Casing/ Trim Window Shutters / Hardware			□ Appropriate □ Inappropriate			
	25	Awnings			□ Appropriate □ Inappropriate	RTS, RTY:		
ΙŽ	26	Doors			□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	ORTS ERITY		
₽	27	Porches and Balconies			□ Appropriate □ Inappropriate □ Lappropriate □ Lappropriate	_ ^ ^		
BUILDING	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate	<u> </u>		
	30	Lighting (i.e. wall, post)			□ Appropriate □ Inappropriate	<u> </u>		
	31	Signs (i.e. projecting, wall)			□ Appropriate □ Inappropriate			
)	32	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate			
	33	Decks			□ Appropriate □ Inappropriate	A STATE OF THE PARTY OF THE PAR		
	34	Garages (i.e. doors, placement)			□ Appropriate □ Inappropriate			
	35	Fence / Walls (i.e. materials, type)			□ Appropriate □ Inappropriate	The second secon		
ESIGN	36	Grading (i.e. ground floor height, street edge)			□ Appropriate □ Inappropriate			
DESI	37	Landscaping (i.e. gardens, planters, street trees)			□ Appropriate □ Inappropriate			
	38	Driveways (i.e. location, material, screening)			□ Appropriate □ Inappropriate			
SITE	39	Parking (i.e. location, access, visibility)			□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate			
Н.	Purpo	ose and Intent:						
		<u> </u>	□ Yes □ No	4. Maintain the special charac	ter of the District:	□ Yes □		
		_						
				s s	and and an area of the blamer to the only residents differ			
<u></u>			surrounding properties: \Box Yes \Box 1	No. 3. Relation to historic and archi	itectural value of existina structure: ☐ Yes ☐ No			
<u>H.</u>	40 Purpo 1. Pr 2. As 3. C Review 1. C	- , ,	surrounding properties: Yes N	6. Promote the education, pledNo3. Relation to historic and arch	□ Appropriate □ Inappropriate Iter of the District: the architectural and historic character: asure and welfare of the District to the city residents and	9		