Staff Report – May 1st, 2019

May 1st MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

Request for Rehearing – 11 Meeting House Hill Rd.

Administrative Approvals:

- 1.410-430 Islington St. (misc.)
- 2.172 Hanover Street (misc.)
- 3.38 South Street (bulkhead)
- 4. 199 Gates Street (HVAC)
- 5.566 Islington Street (HVAC)
- 6.179 Pleasant Street (fence)
- 7.124 State Street (dormer)
- 8.14 Market Square (Entryway) TBD
- 9.240 Union Street (skylight)
- 10. 46 Maplewood Ave. (misc.) TBD

- TBD
- Recommend Approval

- WORK SESSIONS OLD BUSINESS:
- A. 266-278 State Street (Major 4.5 story mixed use building)
- B. 202 Court Street (Major adaptive reuse as housing)
- C. 49 Hunking Street (Minor-rear addition)
- D. 15 Middle Street (Moderate adaptive reuse as hotel)

PUBLIC HEARINGS – NEW BUSINESS:

111 Maplewood Ave. (Major - 4 story commercial building)





HISTORIC DISTRICT COMMISSION

MEETING DATE: May 1st <u>APPLICATIONS: 16</u>

Page 2 of 12

Project Evaluation Form: Permit Requested: Meeting Type:

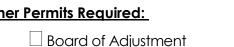
111 MAPLEWOOD AVE. **CERTIFICATE OF APPROVAL PUBLIC HEARING #1**

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

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

B. Proposed Work: To construct a 4 story commercial building and parking.

C. Other Permits Required:



Planning Board City Council

Mid-Block

D. Lot Location:

🗌 Terminal Vista	

✓ Intersection / Corner Lot Rear Lot

E. Existing Building to be Altered/ Demolished:

Principal

Accessory Significant Demolition

F. Sensitivity of Context:

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

Gateway

G. Desian Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - story/10 feet additional height to the building.

 - included in the final design.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• 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.

 Construct a 4-story commercial building and associated parking and community space areas (wide pedestrian sidewalks, a new pedestrian alleyway, and a pocket park. At least 20% of the proposed property is required to be community space in order to obtain the 1

• The ground floor has been modified to show 4 separate commercial lease areas and their corresponding entryways from both the surrounding streets and the shared central corridor. The proposed pocket park has also been revised and 21 underground parking spaces are

Aerial and Street View Image



		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NE	IGHBORHOOD CONTEXT				
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
Γ		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)					
F	1	Gross Floor Area (SF)	<u> </u>		*					
	2	Floor Area Ratio (GFA/ Lot Area)					O S S			
	3	Building Height / Street-Width Ratio	MAJOR PROJECT							
	4	Building Height – Zoning (Feet)			MAJOKIKOJ		L St C			
	5	Building Height – Street Wall / Cornice (Feet)		- CONSTRUIC	T & A-STORY COM	MERCIAL BUILDING –	-			
-	6	Number of Stories		CONSTRUC						
_	/	Building Coverage (% Building on the Lot)			-		\neg			
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIC					
3-	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	A A			
}	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate				
+	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	- D			
╞	12	Roofs Style and Slope								
┢	13	Roof Projections (i.e. chimneys, vents, dormers)								
┢	14 15	Roof Projections (i.e. chimneys, vents, dormers) Roof Materials				 Appropriate Inappropriate Appropriate Inappropriate 				
-	16	Cornice Line				Appropriate Inappropriate	ן > פ מ			
-	17	Eaves, Gutters and Downspouts				Appropriate Inappropriate				
3	18	Walls				Appropriate Inappropriate				
	19	Siding / Material				Appropriate Inappropriate				
	20	Projections (i.e. bays, balconies)				Appropriate Inappropriate				
	21	Doors and windows				Appropriate Inappropriate				
ŏ -	22	Window Openings and Proportions				Appropriate Inappropriate				
<u>צ</u>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	Шž;			
- 2	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	- C S -			
ס	25	Awnings				□ Appropriate □ Inappropriate	O ð			
	26	Doors				Appropriate 🗆 Inappropriate				
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate				
_ د	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate	ן <mark>ה</mark> ני			
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate				
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	0			
Ļ	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate				
L	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate				
L	33	Decks				🗆 Appropriate 🗆 Inappropriate				
+	34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	- allow			
ᡓ┝	35	Fence / Walls (i.e. materials, type)				Appropriate 🗆 Inappropriate	1000			
	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate				
ŀ	37	Landscaping (i.e. gardens, planters, street trees)					and the second s			
╞┝	38	Driveways (i.e. location, material, screening)				Appropriate Inappropriate				
$\left \right $	<u>39</u> 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)								
	Purpos 1. Pre 2. Ass	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property value	□ Yes □ □ Yes □ es: □ Yes □	No 5. Com	•	Appropriate Inappropriate the District: chitectural and historic character: and welfare of the District to the city residents and visito	□ Ye □ Ye prs: □ Ye			

2. Compatibility of design with surrounding properties:

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

Project Address: Permit Requested: Meeting Type:

266-278 STATE STREET **CERTIFCATE OF APPROVAL** WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: <u>4,642 SF +/-</u>
- Estimated Age of Structure: <u>c.1900</u> Building Style: <u>Commercial</u>
- Number of Stories: <u>4-5</u>
- Historical Significance: <u>Contributing and New Construction</u> Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To restore the historic Times Building and infill the vacant lot.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

✓ Intersection / Corner Lot Rear Lot

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

Principal

Accessory

Demolition

Mid-Block

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

have little to no setbacks along the front or side yards.

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

- Restore the Times Building including the traditional storefront and a 6/6 window pattern.
- Add a 4-story (plus a penthouse level) mixed-use infill building along the Pleasant Street intersection. Note that the applicant has revised the penthouse level to address the issues of the firewall projection, penthouse height and the railing system location and design.
- The dormers have also been revised to be connected and the windows on the second and third floors have been reduce in height.

Design Guideline Reference – See complete Design Guidelines.

Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along State, Pleasant and Church Streets. The property is surrounded with many brick and wood--sided historic buildings ranging from 3 to 4 stories in height. Most buildings



Aerial and Street View Image

	O/ EVALUATION CRITERIA	SUE	BJECT PROPERTY			NEIGHBORHO	OD CONTEXT	
No	Project Information	Existing Building	Proposed Build	ling (+/-)	Abutting Structures	Surr	ounding Structures (Average)	
No.	GENERAL BUILDING INFORMATION	(ESTI	MATED FROM THE TAX N	AAPS & ASSES	SOR'S INFO)			
	por Area (SF)	(2
	a Ratio (GFA/ Lot Area)			•				
	Height / Street-Width (ROW) Ratio				MAJOR PRO	JJECI		U S
	Height – Zoning (Feet)				CONSTRUCT N	EW A STOPY		is S
	- RESTORE TIMES BUILDING & CONSTRUCT NEW 4 STORY INFILL BUILDING (₹ ¤
	of Stories Coverage (% Building on the Lot)	-						
7 Building	PROJECT REVIEW ELEMENT		ICANT'S COMMENTS		HDC SUGGE		APPROPRIATENESS	
8 Scale (i.	e. height, volume, coverage)					5110145	Appropriate Inappropriate	
	ent (i.e. setbacks, alignment)						Appropriate Inappropriate	
	(i.e. modules, banding, stepbacks)						Appropriate Inappropriate	
	tural Style (i.e. traditional – modern)						Appropriate Inappropriate	
12 Roofs	· · · · · ·						□ Appropriate □ Inappropriate	C a DSI
13 Style an							□ Appropriate □ Inappropriate	
	jections (i.e. chimneys, vents, dormers)						🗆 Appropriate 🗆 Inappropriate	
15 Roof Mo							🗆 Appropriate 🗆 Inappropriate	
16 Cornice							🗆 Appropriate 🗆 Inappropriate	
	Gutters and Downspouts						🗆 Appropriate 🗆 Inappropriate	
18 Walls							🗆 Appropriate 🗆 Inappropriate	
	and Material						Appropriate Inappropriate	
	ons (i.e. bays, balconies)							
	nd windows Openings and Proportions							$\Box \supset \infty$
	Casing/ Trim						 Appropriate Inappropriate Appropriate Inappropriate 	
	Shutters / Hardware						Appropriate Inappropriate	
	ndows / Screens						Appropriate Inappropriate	OP ORTS
26 Doors							Appropriate Inappropriate	O ď ä
27 Porches	and Balconies						□ Appropriate □ Inappropriate	
28 Projectio	ons (i.e. porch, portico, canopy)						🗆 Appropriate 🗆 Inappropriate	
	s/ Steps / Stoop / Railings						🗆 Appropriate 🗆 Inappropriate	
	(i.e. wall, post)						🗆 Appropriate 🗆 Inappropriate	=
	e. projecting, wall)						🗆 Appropriate 🗆 Inappropriate	
	icals (i.e. HVAC, generators)							-
	/ Dame / Chade / a dage stranget							
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-	bry Buildings (i.e. sheds, greenhouses)							and the second s
32Mechar33Decks34Garage35Fence /36Grading37Landsco38Drivewa39Parking40AccessaUrpose and Ir.Preserve th	icals (i.e. HVAC, generators) s / Barns / Sheds (i.e. doors, placement) Walls / Screenwalls (i.e. materials, type) (i.e. ground floor height, street edge) uping (i.e. gardens, planters, street trees) ys (i.e. location, material, screening) (i.e. location, access, visibility) ory Buildings (i.e. sheds, greenhouses)		s 🗆 No s 🗆 No s 🗆 No s 🗆 No	5. Comple	n the special characte	ne architectural and	 Appropriate Inappropriate 	

Project Evaluation Form: Permit Requested: Meeting Type:

202 COURT STREET CERTIFICATE OF APPROVAL WORK SESSION #B

City Council

Significant Demolition

Mid-Block

A. Property Information - General:

- Existing Conditions: 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 structure as a 3-unit apartment building.

Gateway

C. Other Permits Required:

☑ Board of Adjustment	🗹 Planning Board	
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- D. Lot Location:
 - Terminal Vista
 - Intersection / Corner Lot Rearlot
- E. Existing Building to be Altered/ Demolished:
 - Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

as an auto service repair shop.

J. Staff Comments and Suggestions for Consideration:

The applicant proposes to:

- dormer is nearly 50 feet in length and it contains two recessed balconies.
- doors.
- second floor at the rear of the building.
- design of the facade prior to the service / repair station alterations.

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

K. Aerial Image, Street View and Zoning Map:





I. Neighborhood Context:



Page 7 of 12

• 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 municipally-owned as a fire station. In the 1940s the structure was sold and reused

• Add a long roof dormer with balconies in the northeast side of the roof. The proposed shed

• The revised elevations show the removal of the brick veneer wall surrounding the two garage

Additional changes include a small dormer on the single story rear addition and a balcony on the

• The Applicant should also provide historic photographs of the firehouse in order to establish the

Aerial and Street View Image

			202 CO	URT STREET – WOR	K SESSION #B (MODI	ERATE)	FC
INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIG			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	1 ³ Z
ш		GENERAL BUILDING INFORMATION	(ESTIMA	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)		
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Ĭ	2	Floor Area Ratio (GFA/ Lot Area)		-			
	3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)		N	NODERATE PROJ	ECT	11SS ate
	5	Building Height – Street Wall / Cornice (Feet)				-	
	6	Number of Stories		- ADD NEW DORM	MER AND MISC. EXIE	RIOR ELEMENTS ONLY –	
	7	Building Coverage (% Building on the Lot)			-		< ëi
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	_ ∩ ŭ ₀
ł	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
	8 9 10	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
Ċ		Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate	UAT DISTRIC
(11 י	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
2	12					🗆 Appropriate 🗆 Inappropriate	_ D % . I
MEMBERS	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	 iu
20	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	→ ↓ ↓ ₩
2	15					🗆 Appropriate 🗆 Inappropriate	
٤	16						
	17 18	Eaves, Gutters and Downspouts Walls					– H S R
D ∃	19	Siding / Material					⊢ ́ I S
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	ーアェジ
	21	Doors and windows					
5	ð og	Window Openings and Proportions					20 R
5 2	0 22	Window Casing/ Trim					_ Ш ≚ אַ
	24	Window Shutters / Hardware					
		Awnings				□ Appropriate □ Inappropriate	
	25 26	Doors				🗆 Appropriate 🗆 Inappropriate	
7 1	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	
DISTRICT	28					🗆 Appropriate 🗆 Inappropriate	
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	
HISTORIC	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
DR	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
Ĭ [32	Mechanicals (i.e. HVAC, generators)					
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	35 36						
	36	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	Sales in
	38	Driveways (i.e. location, material, screening)					Carried Street
	38	Parking (i.e. location, access, visibility)					
	40						

H. Purpose and Intent:

1.	Preserve the integrity of the District:
2.	Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

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

Project Address: Permit Requested: Meeting Type:

49 HUNKING STREET CERTIFCATE OF APPROVAL WORK SESSION #C

A. Property Information - General:

Existing Conditions:

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

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

Terminal Vist

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Intersection / Corner Lot Rear Lot

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

Principal

Accessory

Demolition

Mid-Block

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

K. Neighborhood Context:

very shallow setbacks along the street and side yards.

L. <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.
- roof will be replaced with western red cedar shingles; a significant upgrade.
- restored or replaced.
- lease from the Wentworth-Gardner House lot along Mechanic Street.
- variance needed for the project.

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

Aerial Image, Street View and Zoning Map:





Zoning Map

• 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

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

• The siding will be repaired or replaced in-kind and the exterior windows are proposed to be either

• A low stone wall is proposed along the front property line and off-street parking will be arranged via a

Note that the Applicant has requested a continuance to the June meeting in order to obtain the

Aerial and Street View Image



	INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	NEI	GHBORHOOD CONTEXT				
	Project Information	Existing Building Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)				
NO	GENERAL BUILDING INFORMATION	ESTIMATED FROM THE TAX MAPS & ASSI	ESSOR'S INFO)					
1				0				
2	Floor Area Ratio (GFA/ Lot Area)	1	MAINIOD DDO IT					
3	Building Height / Street-Width (ROW) Ratio	MINOK PROJECI						
4	Building Height – Zoning (Feet)		- REPLACE REAR ADDITION, WINDOWS, AND WALL WORK ONLY -					
5	Building Height – Street Wall / Cornice (Feet)							
6		4						
7								
		APPLICANT'S COMMENTS	HDC SUGGESTIONS					
8	Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropriate				
9	Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropriate				
10	Massing (i.e. modules, banding, stepbacks)			🗆 Appropriate 🗆 Inappropriate				
11				🗆 Appropriate 🗆 Inappropriate				
12	Roofs			🗆 Appropriate 🗆 Inappropriate				
13	Style and Slope			🗆 Appropriate 🗆 Inappropriate				
14				🗆 Appropriate 🗆 Inappropriate				
15	Roof Materials			🗆 Appropriate 🗆 Inappropriate				
16				🗆 Appropriate 🗆 Inappropriate				
17	Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropriate				
18	Walls							
	Number and Material			🗆 Appropriate 🗆 Inappropriate				
20	Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropriate				
	Doors and windows			🗆 Appropriate 🗆 Inappropriate				
	Window Openings and Proportions			🗆 Appropriate 🗆 Inappropriate 🗖				
23	Window Casing/ Trim			🗆 Appropriate 🗆 Inappropriate				
24	Window Shutters / Hardware							
25	Storm Windows / Screens			🗆 Appropriate 🗆 Inappropriate				
26	Doors			🗆 Appropriate 🗆 Inappropriate				
				🗆 Appropriate 🗆 Inappropriate				
28	Projections (i.e. porch, portico, canopy)							
	Landings/ Steps / Stoop / Railings			🗆 Appropriate 🗆 Inappropriate 🧧				
30				🗆 Appropriate 🗆 Inappropriate				
31	Signs (i.e. projecting, wall)			🗆 Appropriate 🗆 Inappropriate				
32				🗆 Appropriate 🗆 Inappropriate				
	Decks			🗆 Appropriate 🗆 Inappropriate				
				🗆 Appropriate 🗆 Inappropriate				
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36				🗆 Appropriate 🗆 Inappropriate 🎆				
37	Landscaping (i.e. gardens, planters, street trees)			🗆 Appropriate 🗆 Inappropriate 📰				
38	Driveways (i.e. location, material, screening)			🗆 Appropriate 🗆 Inappropriate				
	Parking (i.e. location, access, visibility)			🗆 Appropriate 🗆 Inappropriate				
39 40	Accessory Buildings (i.e. sheds, greenhouses)			🗆 Appropriate 🗆 Inappropriate				
	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	GENERAL BUILDING INFORMATION 1 Gross Floor Area (SF) 2 Floor Area Ratio (GFA/ Lot Area) 3 Building Height / Street-Width (ROW) Ratio 4 Building Height – Zoning (Feet) 5 Building Height – Zoning (Feet) 6 Number of Stories 7 Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT 8 Scale (i.e. height, volume, coverage) 9 Placement (i.e. setbacks, alignment) 10 Massing (i.e. modules, banding, stepbacks) 11 Architectural Style (i.e. traditional – modern) 12 Roofs 13 Style and Slope 14 Roof Projections (i.e. chimneys, vents, dormers) 15 Roof Materials 16 Cornice Line 17 Eaves, Gutters and Downspouts 18 Walls 19 Number and Material 20 Projections (i.e. bays, balconies) 21 Doors and windows 22 Window Shutters / Hardware 23 Window Shutters / Hardware 24 Window Shutters / Hardwar	Solution GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSI 1 Gross Floor Area (SF) (ESTIMATED FROM THE TAX MAPS & ASSI 2 Roor Area Ratio (GFA/ Lot Area) astriction (GFA/ Lot Area) 3 Building Height / Street Walth (ROW) Ratio astriction (GFA/ Lot Area) 4 Building Height / Street Walth (ROW) Ratio astriction (GFA/ Lot Area) 5 Building Height / Street Walth (ROW) Ratio astriction (GFA/ Lot Area) 6 Number of Stories astriction (GFA/ Lot Area) 7 Building Coverage (% Building on the Lot) astriction (GFA/ Lot Area) 8 Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, dignment) astriction (GFA/ Lot Area) 10 Massing (i.e. modules, banding, stepbacks) astriction (GFA/ Lot Area) astriction (GFA/ Lot Area) 12 Roof style ond Stope style ond Stope style ond Stope 13 Style ond Stope style ond Stope style ond Stope style ond Stope 14 Cornice Line style ond Material style ond Stope style ond Stope 15 Roof Torgo (Stop S, Stope	Image: Solution of the state of th				

Project Evaluation Form: Permit Requested: Meeting Type:

15 MIDDLE STREET CERTIFICATE OF APPROVAL WORK SESSION #D

Mid-Block

Significant Demolition

A. Property Information - General:

- **Existing Conditions:**
 - Zoning District: <u>General Re</u>sidential B (GRB)
 - Land Use: <u>Single-Family</u> Land Area: <u>2,200 SF +/-</u>

 - Estimated Age of Structure: c.1860
 - Building Style: <u>Greek Revival</u> Number of Stories: <u>2</u>

 - Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Pickering and Marcy Streets</u>

 - Unique Features: <u>NA</u> Neighborhood Association: <u>South End</u>
- **B.** Proposed Work: To install 10 Gable Dormers to the existing building.

C. Other Permits Required:

Board of Adjustment Planning Board City Council

D. Lot Location:

Terminal Vista

✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

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

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

little to no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Renovate the building for reuse as a restaurant and a 27 room inn.
 - Add 10 gable dormers to the roof.
 - final approval of the zoning amendment designating this lot as CD4.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This contributing historic structure is located along Porter and Middle Streets and is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures. Most buildings have

Note that the applicant has requested a continuance to the June meeting in order to obtain

Aerial and Street View Image



INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGH	NEIGHBORHOOD CONTEXT					
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)					
GENERAL BUILDING INFORMATION	(ESTIMATE	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
Gross Floor Area (SF)									
Floor Area Ratio (GFA/ Lot Area)									
Building Height / Street-Width Ratio		MODERATE PROJECT							
Building Height – Zoning (Feet)									
Building Height – Street Wall / Cornice (Feet) Number of Stories		– INST	ALL 10 GABLE DORME	RS ONLY –					
Building Coverage (% Building on the Lot)		1	-						
PROJECT REVIEW ELEMENT	HDC C	OMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate					
Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate					
Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate					
Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate					
Roofs				🗆 Appropriate 🗆 Inappropriate					
Style and Slope				🗆 Appropriate 🗆 Inappropriate					
Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate					
Roof Materials				🗆 Appropriate 🗆 Inappropriate					
Cornice Line				🗆 Appropriate 🗆 Inappropriate					
Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate					
Walls				🗆 Appropriate 🗆 Inappropriate					
Siding / Material				🗆 Appropriate 🗆 Inappropriate					
Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate					
oors and windows				🗆 Appropriate 🗆 Inappropriate					
Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate					
Vindow Casing/ Trim				🗆 Appropriate 🗆 Inappropriate					
Vindow Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate					
wnings				🗆 Appropriate 🗆 Inappropriate					
oors				🗆 Appropriate 🗆 Inappropriate					
Porches and Balconies				🗆 Appropriate 🗆 Inappropriate					
Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate					
andings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate					
ighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate					
Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate					
Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate					
Decks				🗆 Appropriate 🗆 Inappropriate					
Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate					
Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate					
Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate					
Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate					
Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate					
Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate					
Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate					

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

I. Review Criteria / Findings of Fact:

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

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

🗆 Yes 🗆 No