Staff Report – September 4th, 2019

September 4th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 673 Middle Street
 - 2. 150 Congress Street 3. 117 Bow Street
 - 40 Mt. Vernon Street
 - 5. 170 Mechanic Street
 - 6. 410-430 Islington St.
 - 7. 105 Chapel Street
 - 8. 169 Lafayette Road

- Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

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

- TBD

PUBLIC HEARINGS – NEW BUSINESS:

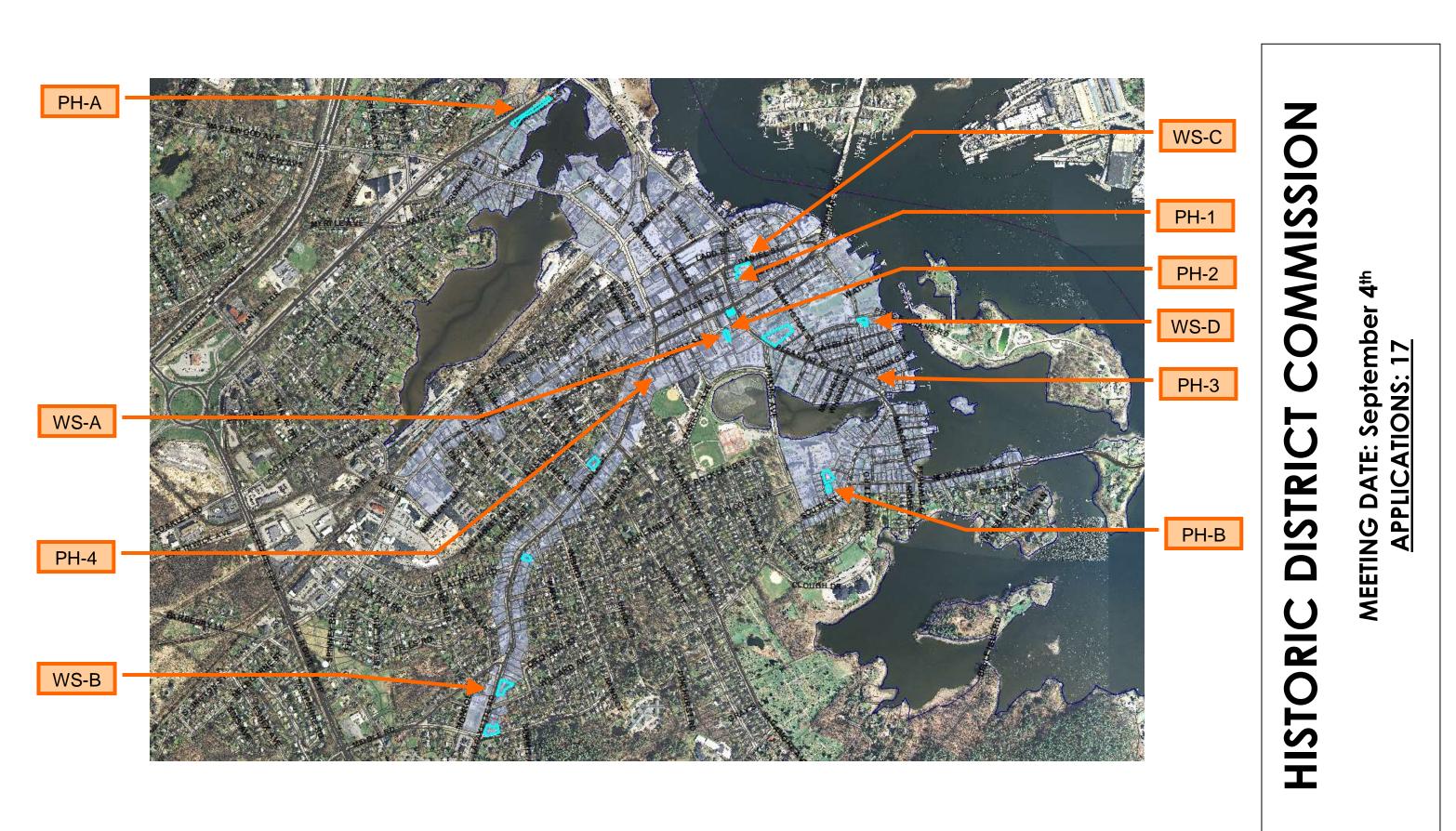
- 3 Pleasant Street (Moderate rear addition)
- 2. 206 Court Street (Moderate rear addition)
- 3. 306 Marcy Street (Minor HVAC)
- 4. 35 Mark Street (Moderate garage addition)

WORK SESSIONS - OLD BUSINESS:

- A. 202 Court Street (Major adaptive reuse as housing)
- B. 55 Lafayette Rd. (Minor home with garage)
- C. Daniel Street (Major 3 story building)
- D. 14 Mechanic Street (Minor addition and chimney)
- E. 57 Mt. Vernon Street (Minor deck & rear addition)

WORK SESSIONS - NEW BUSINESS:

1. 15 Mt. Vernon St. (Minor – extend roofline & add dormers)



Project Address: Permit Requested: Meeting Type:

137 NORTHWEST STREET CERTIFCATE OF APPROVAL PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Single Family
- Land Area: 23,700 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Queen Anne</u> Number of Stories: <u>2.5</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: NA
- Neighborhood Association: Christian Shore
- B. Proposed Work: To replace the side porch with an open deck

C. Other Permits Required:

	Board of Adjustment	🗌 Planning Board	City Council
<u>D.</u>	Lot Location:		
	Terminal Vista	Gateway	Mid-Block
	Intersection / Corner Lot	🗌 Rear Lot	

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

$\mathbf{\nabla}$	Principal
	inicipa

Demolition

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Demolish the side porch and replace it with an open deck.
- The footprint of the deck is not being increased.
- NOTE THAT THE APPLICANT IS SEEKING A POSTPONEMENT OF THIS APPLICATION.

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

Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map



			137 NORT	HWEST STREET – PUE	BLIC HEARING	#A (MINOR)						
		INFO/ EVALUATION CRITERIA	SUBJI	ECT PROPERTY		NEIGHBORHOOD CONTEXT						
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)						
	No.	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & ASSES								
STAFF	1	Gross Floor Area (SF)										
Z	2	Floor Area Ratio (GFA/ Lot Area)					ISSIO ate: <u>9</u>					
is i	3	Building Height / Street-Width (ROW) Ratio		MINOR PROJECT								
	4	Building Height – Zoning (Feet)	_	- REPLACE SIDE PORCH WITH DECK ONLY -								
	5	Building Height – Street Wall / Cornice (Feet)	-									
	6 7	Number of Stories Building Coverage (% Building on the Lot)	-				Ζ ξ 🦉 🕴					
		PROJECT REVIEW ELEMENT		ANT'S COMMENTS	HDC SUGGE	STIONS APPROPRIATENESS						
_	8	Scale (i.e. height, volume, coverage)	AFFLICA	ANT 3 COMMENTS	HDC 3000E	Appropriate Inappropriate						
EX.	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate						
ONT	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate						
Ŭ	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate						
	12	Roofs				Appropriate Inappropriate						
3	13	Style and Slope				Appropriate Inappropriate						
MEMBEKS	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate						
2 Z	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate						
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate						
٤	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate						
ALS Z	18	Walls				🗆 Appropriate 🗆 Inappropriate						
D 🖫	19	Number and Material				🗆 Appropriate 🗆 Inappropriate						
COMMISSION DESIGN & MATERIAL	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate	돈 뒤 🔅					
	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate						
E 2	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate						
5 8	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	Ш ⋝ − ⊓					
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate						
- ž	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate						
	26	Doors Development Patronice				Appropriate Inappropriate						
BUIL	27 28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate						
	28	Landings/ Steps / Stoop / Railings				Appropriate Inappropriate						
	30	Lighting (i.e. wall, post)				Appropriate 🗆 Inappropriate						
2	31	Signs (i.e. projecting, wall)				Appropriate Inappropriate						
אן א	32	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate						
	33	Decks				Appropriate Inappropriate	Address of the second se					
2	34	Garages / Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate						
	35	Fence / Walls / Screenwalls (i.e. materials, type)				□ Appropriate □ Inappropriate						
Ż	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate						
SIG	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate						
D	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate						
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	the second se					
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate						

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

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

15 MOUNT VERNON STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #B

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,920SF +/-</u>
- Estimated Age of Structure: <u>c.1790 (relocated to the site)</u>
- Building Style: Cape
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: Relocated from another lot in the 1950s
- Neighborhood Association: South End
- **B.** Proposed Work: To extend the roofline over the existing garage.

C. Other Permits Required:

Board of Adjustment	🗌 F

City Council Planning Board

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

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

Principal

Demolition

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

- I. Neighborhood Context:
- J. Background, Comments & Suggested Actions:
 - The Applicant is seeking to:
 - i. Extend the roofline of the existing structure over the attached garage.
 - ii. Andersen 400 Series Windows are proposed
 - iii. A large shed dormer is proposed in the attic of the garage on both the front and rear elevations.
 - iv. The garage door will be replaced
 - to Work Session at the 9-4-19 meeting and return in October for the public hearing.
 - ٠ **Doors (08)**

K. Aerial Images and Maps:





Zoning Map

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

Note that this application received a variance at the BOA meeting on 7-16-19 and is requesting to go

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

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJE	ECT PROPERTY	NEIGI	HBORHOOD CONTEXT	
_	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
	1 Gross Floor Area (SF)					
2	2 Floor Area Ratio (GFA/ Lot Area)					C
3				MINOR PROJEC	T	
4						
5 6	Building Height – Street Wall / Cornice (Feet) Number of Stories		– EXTEND ROOFL	INE OVER GARAGE &	ADD DORMER ONLY –	
0 7	Building Coverage (% Building on the Lot)			-		
/	PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	- C
8	Scale (i.e. height, volume, coverage)			110C 306GE3110N3	Appropriate Inappropriate	`≥
9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	╶─┤┣━
10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	⊒⋜
	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	
12	Roofs				□ Appropriate □ Inappropriate	
13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate	_ <
15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	
	Eaves, Gutters and Downspouts				Appropriate 🗆 Inappropriate	
	Walls				Appropriate Inappropriate	
	Number and Material				Appropriate Inappropriate	>
	Projections (i.e. bays, balconies) Doors and windows					─┤┣━
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	Window Openings and Proportions Window Casing/ Trim				Appropriate Inappropriate	┥╙
	Window Casing/ IIIII Window Shutters / Hardware				Appropriate Inappropriate	
	torm Windows / Screens / Awnings				Appropriate Inappropriate	
	Doors				Appropriate Inappropriate	⊒ (
	Porches and Balconies				Appropriate Inappropriate	
28 F	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	
29	_andings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate	_ Δ
	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate	
	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate	
32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	
	Decks				🗆 Appropriate 🗆 Inappropriate	
	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	1
	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	13
36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	_
	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropriate	3.00
	Driveways (i.e. location, material, screening)				Appropriate Inappropriate	100
20 1	Parking (i.e. location, access, visibility)				Appropriate Inappropriate	

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

3 PLEASANT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

Mid-Block

Significant Demolition

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

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 8,437 SF +/-
- Estimated Age of Structure: c.1910
- Building Style: <u>Beaux Arts</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant and Daniel Streets
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To add a penthouse and a rear addition.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

Most buildings have no frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Renovate the existing structure and add an oval penthouse level.
 - Add a 3 story rear addition.
 - between Penhallow, Daniel and Pleasant Streets.
- A variance was approved on 8-27-19 for the rearyard setback.

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 Pleasant Street and Market Square. The building is surrounded with many other brick and wood-sided, 2.5-3 story contributing structures.

• In conjunction with the application and proposed building for the abutting Daniel Street lot, the applicant proposed a variety of landscape improvements for pedestrian circulation



Aerial and Street View Image



				3 PLEASA	NT STREET – PUBL	IC HEARING #1 (MO	ODERATE)						
			INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NE	EIGHBORHOOD CONTEXT						
		N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-4-19 -4-19					
		No	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & AS	SSESSOR'S INFO)							
STAFF		1	Gross Floor Area (SF)	•				A N N N N N N N N N N N N N N N N N N N					
 ∠		2	Floor Area Ratio (GFA/ Lot Area)		•			FO MISSIC					
5		3	Building Height / Street-Width Ratio		MODERATE PROJECT								
		4	Building Height – Zoning (Feet)		INICTALL DOOLTOD DENITLIQUES AND DEAD ADDITION ONLY								
		5	Building Height – Street Wall / Cornice (Feet)	-	- INSTALL ROOFTOP PENTHOUSE AND REAR ADDITION ONLY -								
		6	Number of Stories					I COMMI No.:1 Do					
	_	7	Building Coverage (% Building on the Lot)		0.011115150								
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIC		O ŭ ₽					
5	<u>-</u>	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate						
Ĩ		9	Placement (i.e. setbacks, alignment)										
		10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)										
n –	-		Roofs										
MEMBEKS		12 13	Style and Slope										
		13	Roof Projections (i.e. chimneys, vents, dormers)										
2		15	Roof Materials				Appropriate						
5		16	Cornice Line										
		17	Eaves, Gutters and Downspouts				Appropriate Inappropriate						
<u>ן</u> א	2	18	Walls					— Ш S Z					
		19	Siding / Material										
		20	Projections (i.e. bays, balconies)										
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		24	Window Shutters / Hardware					 S ∑					
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		26	Doors				Appropriate Inappropriate						
	-	27	Porches and Balconies										
מוֹ	~	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate						
		29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	Ā Š					
		30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate						
5		31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate						
7		32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate						
Ē		33	Decks				🗆 Appropriate 🗆 Inappropriate	- All Barrens					
		34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate						
	<u>צ</u>	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate						
		36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	1 things					
6	ב	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate						
	n	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	Chine My					
		39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	A MARTIN A					

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

🗆 Yes 🗆 No 🗆 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: 🗆 Yes 🗆 No 3. Relation to historic and architectural value of existing structure:

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

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



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

206 COURT STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4-L1</u>
- Land Use: Institutional
- Land Area: 2,969 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: <u>Federal</u> Number of Stories: <u>3.0</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To add a two-story rear addition and renovate the building.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- Gateway
- Mid-Block

Demolition

Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

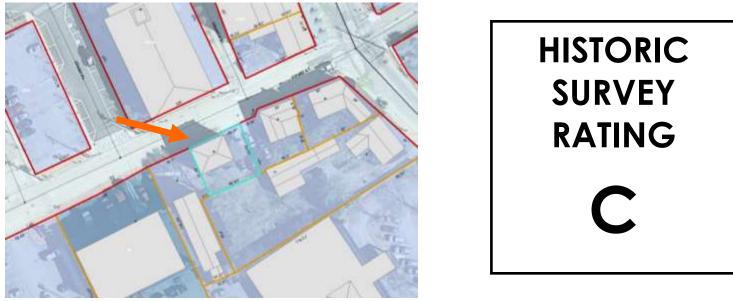
- I. Neighborhood Context:
- J. Staff Comments and/ or Suggestions for Consideration: This application proposes to:
 - to the side and rear and side of the historic structure.
 - The density of the building is proposed to be reduced to a 2-family structure.

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

K. Aerial Image, Street View and Zoning Map:



Aerial and Street View Image



Zoning Map

• The property is located along Court Street. It is surrounded with many wooden and brick framed 2.5 - 3 story historic structures with no front yard setbacks with little to no side yards.

• Renovate the existing historic building modify the previously-approved design to add a small 2-story addition

INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
ross Floor Area (SF)	•			
oor Area Ratio (GFA/ Lot Area)				
uilding Height / Street-Width Ratio		Α	NODERATE PROJ	FCT
uilding Height – Zoning (Feet)		N		
uilding Height – Street Wall / Cornice (Feet)		- INSTALL	A TWO-STORY REAR A	
umber of Stories				
vilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT		T'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
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ement (i.e. setbacks, alignment)				Appropriate Inappropriate
g (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
ectural style (i.e. iraditional – modern)				Appropriate Inappropriate
is				Appropriate Inappropriate
ve and Slope				Appropriate Inappropriate
f Projections (i.e. chimneys, vents, dormers) f Materials				Appropriate Inappropriate
				Appropriate Inappropriate
				Appropriate Inappropriate
Gutters and Downspouts				Appropriate Inappropriate
				Appropriate Inappropriate
/ Material				Appropriate Inappropriate
ons (i.e. bays, balconies)				Appropriate Inappropriate
and Windows				Appropriate Inappropriate
w Openings and Proportions				Appropriate Inappropriate
w Casing/ Trim w Shutters / Hardware				Appropriate Inappropriate
ngs				Appropriate Inappropriate
5				Appropriate Inappropriate
s and Balconies				Appropriate Inappropriate
ons (i.e. porch, portico, canopy)				Appropriate Inappropriate
				Appropriate Inappropriate
ngs/Steps/Stoop/Railings				Appropriate Inappropriate
g (i.e. wall, post) .e. projecting, wall)				Appropriate Inappropriate
nicals (i.e. HVAC, generators)				
dificals (i.e. HVAC, generators)				Appropriate
ges/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropriate
/ Walls (i.e. materials, type)				Appropriate Inappropriate
ng (i.e. ground floor height, street edge)				Appropriate Inappropriate
caping (i.e. gardens, planters, street trees)				Appropriate Inappropriate
ways (i.e. location, material, screening)				Appropriate Inappropriate
g (i.e. location, access, visibility)				Appropriate Inappropriate
sory Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate
ntent:				
he integrity of the District:			ntain the special character of the	District
ent of the Historical Significance:			nplement and enhance the archi	
ition and enhancement of property valu			•	welfare of the District to the city residents and vi

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

2. Compatibility of design with surrounding properties:

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

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

306 MARCY STREET CERTIFICATE OF APPROVAL PULBIC HEARING #3

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: Residential
- Land Area: 2,360 SF +/-
- Estimated Age of Structure: c.1845
- Building Style: Gothic Revival
- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Marcy and Pickering Streets</u>
- Unique Features: Gothic
- Neighborhood Association: South End
- **B.** Proposed Work: Add an HVAC condenser to the sideyard with exterior conduit.

C. Other Permits Required:

Board of Adjustment

□ Planning Board □ City Council

Mid-Block

D. Lot Location:

Terminal Vista	Gateway
☑ 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"

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)

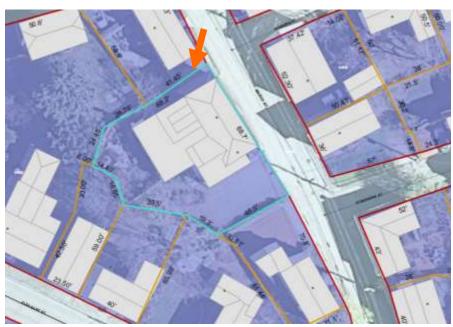
- I. Neighborhood Context:
 - narrow setbacks from the street.
- J. Staff Comments and Suggestions for Consideration:

 - The proposed conduit will be painted to match the siding.

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

• This structure is located along Marcy Street and is surrounded with many contributing structures. The neighborhood is predominantly 2.5 story wooden residential structures with small lots and

• The applicant proposes add an HVAC condenser to the sideyard with exposed conduit.

HISTORIC SURVEY RATING

			306 MA	ARCY STREET – PUB	LIC HEARING #3	B (MINOR)	
		INFO/ EVALUATION CRITERIA	SUB	ECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Str. (Average)	Surrounding Structures (Average)	
	No.		(ECTIAA	ATED FROM THE TAX MAPS & ASS		Note – the data below may not fully represent revised bu	
STAFF	1	GENERAL BUILDING INFORMATION Gross Floor Area (SF)	(ESTI/M)	AIED FROM THE TAX MAPS & ASS	ESSOR S INFO)	<u>Note – the data below may not july represent revised bu</u>	
₹	2	Floor Area Ratio (GFA/ Lot Area)					FOR
2	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)			MINOR PRC	JIECI	
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories		- INS	IALL NEW HVAC	UNII ONLY –	
	7	Building Coverage (% Building on the Lot)					∠ <
		PROJECT REVIEW ELEMENT	APP	LICANT'S COMMENTS	HDC SUGGE	ESTIONS APPROPRIATENESS	$\square \cap $
t I	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate	
NTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate	
0	10					🗆 Appropriate 🗆 Inappropriate	
U	11	Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate	
	12	Roofs				🗆 Appropriate 🗆 Inappropriate	
	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate) 🖌 🗸
	15	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate	> 0
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IGN & MATERIAL	20					🗆 Appropriate 🗆 Inappropriate	🖊 E
2	21	Doors and windows				🗆 Appropriate 🗆 Inappropriate	
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N N	36					🗆 Appropriate 🗆 Inappropriate	
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
	- 38					🗆 Appropriate 🗆 Inappropriate	
SITE	39					Appropriate Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	•

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

🗆 Yes 🗆 No 🗆 Yes 🗆 No 4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

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

🗆 Yes 🗆 No

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

35 MARK STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L
- Land Use: Residential
- Land Area: 11,050 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Historical Significance: <u>New Structure</u> Public View of Proposed Work: <u>View from Mark Street</u>
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: Increase the height of the garage and replace the windows.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista

Mid-Block

🗌 Rear Lot Intersection / Corner Lot

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

 $\mathbf{\nabla}$ Principal

Accessory

Significant Demolition

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 significant alternations, additions or expansions)

Neighborhood Context: Ι.

with shallow front yard setbacks.

J. Background & Suggested Action:

- The applicant proposed to raise the garage height and replace the windows in the garage. •
- Note that the garage is detached and was built in 2001.
- Additional headroom is required in order to provide living space on the upper level of the garage. •

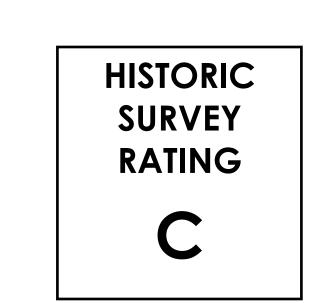
K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The structure is located along Mark Street. It is surrounded with mainly wood 2.5 - 3 story historic structures



INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	NEIG	HBORHOOD CONTEXT
Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX MAPS & AS	SESSOR'S INFO)	
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oor Area Ratio (GFA/ Lot Area)				
ilding Height / Street-Width Ratio			MINOR PROJEC	∼ T
ilding Height – Zoning (Feet)				
ilding Height – Street Wall / Cornice (Feet) umber of Stories	– INC	REASE HEIGHT	OF GARAGE AND RE	PLACE WINDOWS ONLY –
ilding Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
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.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
anicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
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ges/Barns / Sheds (i.e. doors, placement)				🗌 Appropriate 🗆 Inappropriate
• / Walls / Screenwalls (i.e. materials, type)				🗌 Appropriate 🗆 Inappropriate
ng (i.e. ground floor height, street edge)				Appropriate Inappropriate
caping (i.e. gardens, planters, street trees)				Appropriate Inappropriate
eways (i.e. location, material, screening)				Appropriate Inappropriate
king (i.e. location, access, visibility)				Appropriate Inappropriate
ssory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate
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ation and enhancement of property valu	$\square Yes \square No$	6. Prom	note the education, pleasure and	welfare of the District to the city residents and vi
Findings of Fact:				

Project Evaluation Form: Permit Requested: Meeting Type:

202 COURT STREET CERTIFICATE OF APPROVAL WORK SESSION #A

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: Contributing
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown
- **B.** Proposed Work: To adaptively reuse the structure as a 3-family structure.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Significant Demolition

D. Lot Location:

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

E. Existing Building to be Altered/ Demolished:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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.
- second floor at the rear of the building.
- repair station alterations.
- NOTE THAT APPLICANT IS SCHEDULED FOR A VARIANCE AT THE BOA FOR 8-20-19

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This 2.5 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 garage doors. Additional changes include a small dormer on the single story rear addition and a balcony on the

• As requested by the HDC at the Site Visit on May 1st, the Applicant should also provide historic photographs of the firehouse in order to establish the design of the facade prior to the service /

Aerial and Street View Image



				202 COI	JRT STREET – WOR	K SESSION #A (MO	DERATE)	ruge				
			INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NE	IGHBORHOOD CONTEXT					
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	1				
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STA		3	Building Height / Street-Width Ratio									
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		<u>5</u> 6	Building Height – Street Wall / Cornice (Feet) Number of Stories	-	- ADD NEW DORMER AND MISC. EXTERIOR ELEMENTS ONLY -							
		7	Building Coverage (% Building on the Lot)					N FOR OMMISSION .: <u>A</u> Date: <u>9-</u>				
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MEMBERS		13	Style and Slope				🗆 Appropriate 🗆 Inappropriate					
		14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate					
		15	Roof Materials				🗆 Appropriate 🗆 Inappropriate					
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		17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate					
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┗┝	+	34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	No.				
z	z⊢	35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	25				
DEVICIN	≳⊢	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate					
ů C	<u>с</u>	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	SPANK BUILT				
SITF	≝⊢	38	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	and the				
~	^⊢	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	5 m				
		40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate					

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

🗆 Yes 🗆 No 🗆 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

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

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

55 LAFAYETTE STREET CERTIFCATE OF APPROVAL WORK SESSION #B

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>GRA</u>
- Land Use: Single-Family
- Land Area: 6,251 SF +/-
- Estimated Age of Structure: vacant lot
- Building Style: NA
- Number of Stories: NA
- Historical Significance: NA
- Public View of Proposed Work: Public view from Lafayette Road
- Unique Features: NA
- Neighborhood Association: Wibird
- B. Proposed Work: To construct new home with garage.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

] Terminal Vista

ta	
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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)

J. Neighborhood Context:

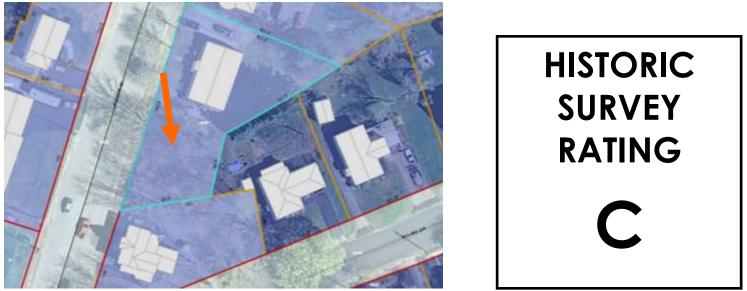
K. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Construct a new single family house on this newly-created, vacant lot.
- use modern materials such as Azek trim, vinyl windows and vinyl siding.
- considered given the context of the surrounding properties.

Design Guideline Reference – All Sections for New Residential Construction





Zoning Map

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

Note that while the house is traditionally design to fit within the middle street context, it proposes to

• At the 8-14-19 work session, the Commission requested an alternative design style for the house be



			55 LAFA	(ETTE ROAD - WORK	(SESSION #B (N	AODERATE)				
		INFO/ EVALUATION CRITERIA	SUB	ECT PROPERTY		NEIGHBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)	1 ⁸			
	No.	GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & ASSES	SOR'S INFO)		─ S _ {			
눈	1	Gross Floor Area (SF)								
STAFF	2	Floor Area Ratio (GFA/ Lot Area)		MODERATE PROJECT						
Ś	3	Building Height / Street-Width (ROW) Ratio		/٧١٧	JUERAIE PR		FO Issio			
	4	Building Height – Zoning (Feet)	_		IOUSE WITH GA	RAGE ONLY -				
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories	-							
	0 7	Building Coverage (% Building on the Lot)	-							
		PROJECT REVIEW ELEMENT	ΔΡΡΙΙΟ		HDC SUGGEST					
E	8	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate				
TEXT	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate				
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Ŭ	11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate				
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MEMBERS	13	Style and Slope				🗆 Appropriate 🗆 Inappropriate				
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	18	Walls				🗆 Appropriate 🗆 Inappropriate	 Н Г Н IS1 УЕП			
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, ž	26	Doors				□ Appropriate □ Inappropriate				
	27	Porches and Balconies				□ Appropriate □ Inappropriate				
BUILDING	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	X _ ₽			
	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	no sent all'ante			
É 🔔	34	Garages / Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate				
_	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate				
N と	36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	a state of the			
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	HE COLUMNER			
		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				

<u>H. Purpose</u>

and Intent:

1.	Preserve the integrity of the District:
0	A as a same a sati of the all list a visional Cipyreific average

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 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

	No
\Box Yes \Box	No
	No

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

DANIEL STREET CERTIFICATE OF APPROVAL WORK SESSION #C

Mid-Block

Significant Demolition

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

Žoning District: CD4

- Land Use: <u>Commercial Parking Lot</u> Land Area: <u>22,430 SF +/-</u>
- Estimated Age of Structure: NA
- Building Style: <u>Greek Revival</u> Number of Stories: <u>NA</u>
- Historical Significance: NA
- Public View of Proposed Work: <u>View from Penhallow and Daniel Streets</u>
- Unique Features: Vacant Urban Property
- Neighborhood Association: Downtown
- **B.** Proposed Work: To construct a 3 story commercial building.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

frontyard setback and off-street parking is limited.

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Construct a new 3 story / 50,000 SF +/- commercial building on the lot
 - Wide public sidewalks, plazas and courtyards are proposed.
 - Two levels of underground parking are proposed
 - issues raised at the 8-14-19 work session.

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

K. Aerial Image, Street View and Zoning Map:

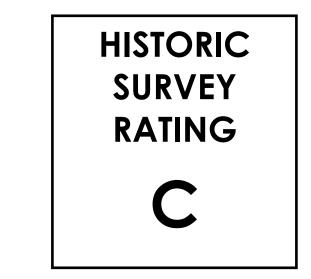




Zoning Map

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

• Note that the applicant will be presenting a revised design plan to address the detailing



		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBC	RHOOD CONTEXT
	N	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIM	ATED FROM THE TAX MAPS & AS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)	•			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)			MAJOR PROJECT	
	5	Building Height – Street Wall / Cornice (Feet)	- INSTALL A NEW 3+ STORY COMMERCIAL BUILDING ONLY -			
	6	Number of Stories			3+ SIORT COMMERCIA	L BUILDING ONLT –
	/	Building Coverage (% Building on the Lot)		0011115150	-	
\vdash		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
┝	8	Scale (i.e. height, volume, coverage)				
	9	Placement (i.e. setbacks, alignment)				
╞	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				
_						
	12 13	Roofs Style and Slope				
_	14	Roof Projections (i.e. chimneys, vents, dormers)				
-	14	Roof Materials				Appropriate
-	16	Cornice Line				
1		Eaves, Gutters and Downspouts				
	-					
	19	Siding / Material				
20		Projections (i.e. bays, balconies)				
21		Doors and windows				Appropriate Inappropriate
		Window Openings and Proportions				
22 23 24	-	Window Casing/ Trim				Appropriate Inappropriate
24		Window Shutters / Hardware				Appropriate Inappropriate
25		Awnings				Appropriate Inappropriate
26	-	Doors				Appropriate Inappropriate
26 27	-	Porches and Balconies				Appropriate Inappropriate
28		Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate
29	-	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate
30	-	Lighting (i.e. wall, post)				Appropriate Inappropriate
31		Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate
32		Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate
33		Decks				🗆 Appropriate 🗆 Inappropriate
34		Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
3	5	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
3	-	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
3	37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
3		Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
	0	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

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

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

Project Evaluation Form: Permit Requested: Meeting Type:

14 MECHANIC 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>8,778 SF +/-</u>

 - Estimated Age of Structure: c.1810
 - Building Style: <u>Federal</u> Number of Stories: <u>2.5</u>

 - Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Mechanic Streets</u>
 - Unique Features: NA
 - Neighborhood Association: South End
- B. Proposed Work: To remove a chimney and add a 1-story addition.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

Terminal Vista

Gateway

✓ Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

 $\mathbf{\nabla}$ Principal

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Add a rear one story addition
- Remove a chimney
- Add a new two-story addition on the side
- Add a shed
- Add a patio and landscaping.
- Renovate the existing historic structure. •

WITH ISSUES ASSOCIATED WITH THE PROXIMITY OF THE DEVELOPMENT TO THE POINT OF GRAVES.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

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

NOTE THAT THE APPLICANT IS SEEKING A POSTPONEMENT TOTH E OCTOBER MEETING IN ORDER TO DEAL



		INF	D/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGH	IBORHOOD CONTEXT				
			Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)				
			ENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASS	ESSOR'S INFO)					
		1 Gross Floo		•							
			Ratio (GFA/ Lot Area)								
5		3 Building H	eight / Street-Width Ratio		R/		ICT				
		4 Building H	Building Height – Zoning (Feet)								
		5 Building Height – Street Wall / Cornice (Feet) _ ADD & TWO STORY ADDITION SHED DORAEDS AND & 1 STORY ADDI									
	-	6 Number of				IIION, SILD, DORMER	S AND A 1-SIOKI ADDIIION -				
		7 Building C	overage (% Building on the Lot)			-					
			PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS				
Ķ	<		height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate				
ONTE			t (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate				
Ģ			.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate				
C			rral Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate				
	-	12 Roofs					🗆 Appropriate 🗆 Inappropriate				
		13 Style and					🗆 Appropriate 🗆 Inappropriate				
			ections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate				
		15 Roof Mat					🗆 Appropriate 🗆 Inappropriate				
		16 Cornice L					🗆 Appropriate 🗆 Inappropriate				
			tters and Downspouts				🗆 Appropriate 🗆 Inappropriate				
	ζ	18 Walls					🗆 Appropriate 🗆 Inappropriate				
1		19 Siding / N					🗆 Appropriate 🗆 Inappropriate				
			s (i.e. bays, balconies)				Appropriate Inappropriate				
	*	21 Doors and					Appropriate Inappropriate				
ļ			Openings and Proportions				Appropriate Inappropriate				
2	-		Casing/ Trim				Appropriate Inappropriate				
	-		hutters / Hardware				Appropriate Inappropriate				
	,	25 Awnings					Appropriate Inappropriate				
	<u> </u>	26 Doors	nd Paleenies				Appropriate Inappropriate				
			nd Balconies				Appropriate Inappropriate				
	-		s (i.e. porch, portico, canopy)				Appropriate Inappropriate				
			Steps / Stoop / Railings				Appropriate Inappropriate				
			e. wall, post) projecting, wall)				Appropriate Inappropriate				
			projecting, wall) :als (i.e. HVAC, generators)				Appropriate Inappropriate				
		32 Mechanic 33 Decks					Appropriate Inappropriate				
			i.e. doors, placement)				Appropriate Inappropriate				
			alls (i.e. materials, type)				Appropriate Inappropriate				
Z			.e. ground floor height, street edge)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate				
DECION	2		ing (i.e. gardens, planters, street trees)				Appropriate Inappropriate				
C	5 —		(i.e. location, material, screening)				Appropriate Inappropriate				
SITF		,	e. location, access, visibility)				Appropriate Inappropriate				
			/ Buildings (i.e. sheds, greenhouses)				Appropriate Inappropriate				
	1		Fananias (i.e. 21003, 810011100303)								

🗆 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:

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