Staff Report – January 8th, 2020

January 8th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 86 Islington Street, #6 (LUHD-83) Recommend Approval
 - 2. 170 Mechanic Street (LUHD-85) Recommend Approval
 - 3. 3 Pleasant Street (LUHD-86) Recommend Approval
 - 4. 64 MT. Vernon St. (LUHD-87) Recommend Approval
 - 5. 65 Rogers Street (LUHD-88) TBD
 - 6. 56 Middle St. (LUHD-89) TBD
 - 7. 75 Congress Street (LUHD-90) TBD

EXTENSION REQUEST - NEW BUSINESS:

1. 127-137 High St. (26845) (1-Year Extension)

PUBLIC HEARINGS - OLD BUSINESS:

- A. 111 Maplewood Ave. (LU-19-51) (Misc. Changes)
- B. 55 Lafayette Rd. (LU-19-245) (Single family home)

PUBLIC HEARINGS – NEW BUSINESS:

1. 266-278 State St. (LU-19-261) (4-5 Story infill building)

WORK SESSIONS - OLD BUSINESS:

A. 14 Mechanic St. (LUHD-14) (Relocate structure)

WORK SESSIONS - NEW BUSINESS:

1. 49 Mount Vernon St. (LUHD-84) (Misc. alterations)



HISTORIC DISTRICT COMMISSION

MEETING DATE: January 8th

APPLICATIONS: 13

LOCATOR MAP

Project Evaluation Form: 111 MAPLEWOOD AVE. (LU-19-51) CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #A

Α.	Property	<u> Information -</u>	<u>General:</u>

Existing Conditions:

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

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

F. Sensitivity of Neighborhood 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)

Neighborhood Context:

• This property is located within the heart of the urban renewal area where many historic buildings were removed in the 1960s. As such, other than the remaining historic structures located on the north side of Maplewood Ave. all other structures have been constructed since that time and are typically setback from the street edge.

J. Previous HDC Comments and Suggestions (12-4-19):

- The enlarged mechanical screen should be reduced in scale and revert to the previous design;
- The canopy along the upper floor of Maplewood Ave. elevation should be maintained;
- The granite base should be maintained or at least lowered to a smaller degree;
- The fins along the Rayne's Ave. elevation should be maintained.

K. Staff Comments and Suggestions:

The plans have been revised to show the following:

- The mechanical screen has been reduced in size and the original design is proposed;
- The canopy has been maintained but the balcony deck has been reduced;
- The granite base is now shown as previously approved (4-12-19);
- The fins have been added to the Rayne's Ave. elevation with a reduction in depth;
- A second door along Maplewood Ave has been removed as previously shown;
- A new door on Maplewood Ave. and east elevation is proposed; and
- The proposed new building will be available in the 3D Massing Model prior to the meeting.

Design Guideline Reference - Guidelines for Commercial Development (12).

Proposed Design, 3D Massing Model and Zoning Map:



Proposed Design and 3D Massing Model



Zoning Map



CONTEXT	No.	Project Information		T PROPERTY NEIGHBORHOOD CONTEXT			EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOO		
			Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)			
ONTEXT		GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
ONTEXT	1	Gross Floor Area (SF)	(,				
ONTEXT	2	Floor Area Ratio (GFA/ Lot Area)							
ONTEXT	3	Building Height / Street-Width Ratio			MAJOR PROJECT	T			
ONTEXT	4	Building Height – Zoning (Feet)			MAJORIROJECI				
ONTEXT	5	Building Height – Street Wall / Cornice (Feet)		- MODIFY	A 4-STORY COMMERCI	AL RIHIDING -			
ONTEXT	6	Number of Stories			A 4-310K1 COMMERCI	AL DOILDING -			
ONTEXT	7	Building Coverage (% Building on the Lot)			<u>-</u>				
ONTEXT		PROJECT REVIEW ELEMENT	HDC C	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	8	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate			
\sim	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate			
ห⊢	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate			
-	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate			
<u> </u>	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			
	16	Cornice Line				☐ Appropriate ☐ Inappropriate			
ے پر	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate			
ATERIALS	18	Walls				☐ Appropriate ☐ Inappropriate			
띮	19	Siding / Material				☐ Appropriate ☐ Inappropriate			
X —	20	Projections (i.e. bays, balconies) Doors and windows				□ Appropriate □ Inappropriate			
-ĕ	21	Window Openings and Proportions				□ Appropriate □ Inappropriate			
<u>გ</u> _	23	Window Openings and Proponions Window Casing/ Trim				□ Appropriate □ Inappropriate			
DESI	24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappropriate□ Appropriate □ Inappropriate			
<u>ا</u> و	25	Awnings				□ Appropriate □ Inappropriate			
ĕ⊢	26	Doors				□ Appropriate □ Inappropriate			
₽⊢	27	Porches and Balconies				□ Appropriate □ Inappropriate			
BUIL	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate			
	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate			
	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)				☐ Appropriate ☐ Inappropriate			
	33	Decks				☐ Appropriate ☐ Inappropriate			
	34	Garages (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate			
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate			
SITE DESIGN	36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate			
ESI	37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate			
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropriate			
<u></u>	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate			
		se and Intent:							
		eserve the integrity of the District:	☐ Yes ☐ 1		ntain the special character of the Dis				
		sessment of the Historical Significance:	□ Yes □ 1		mplement and enhance the architec				
3.	. Co	onservation and enhancement of property value	es: 🗆 Yes 🗆 1	No 6. Pror	mote the education, pleasure and we	elfare of the District to the city residents and visitor			
		v Criteria / Findings of Fact: consistent with special and defining character of s		- v		ue of existing structure:			

Project Address: <u>55 LAFAYETTE ROAD (LU-19-245)</u>
Permit Requested: <u>CERTIFCATE OF APPROVAL</u>
Meeting Type: <u>PUBLIC HEARING #B</u>

Α.	Property	Information	- General:
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Existing Conditions:

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

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

I. Neighborhood Context:

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

J. Previous HDC Comments and Suggestions (12-10-19):

- Address the tension and conflict between the colonial porch and prairie windows.
- Provide a scaled street elevation showing the building heights existing and the proposed buildings.

K. Staff Comments and Suggestions:

• The Applicant has revised the proposed window patterns to match the front porch and provided a scaled two-dimensional street elevation of the surrounding structures. Additionally, the transom window was removed on the side elevation as was the bump-out window from the previous version.

Design Guideline Reference – All Sections for New Residential Construction

Proposed Design, 3D Massing Model and Zoning Map:





Proposed Design and 3D Massing Model



Zoning Map

HISTORIC SURVEY RATING

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55 LAFAYETTE ROAD (LU-19-245) - PUBLIC HEARING #B (MODERATE) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** 1-8-20 Surrounding Structures (Average) **Existing Building Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) **MODERATE PROJECT** Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) - NEW SINGLE FAMILY HOUSE WITH GARAGE -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **APPROPRIATENESS** PROJECT REVIEW ELEMENT **APPLICANT'S COMMENTS HDC SUGGESTIONS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate Case DISTRICT 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) □ Appropriate □ Inappropriate Roofs □ Appropriate □ Inappropriate ROAD 13 Style and Slope ☐ Appropriate ☐ Inappropriate **MEMBERS** HISTORIC 14 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 4 **Roof Materials** 15 □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate LAFAYETTE Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш 18 Walls ☐ Appropriate ☐ Inappropriate COMMISSION 19 Number and Material □ Appropriate □ Inappropriate ERTY **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate 22 Window Openings and Proportions □ Appropriate □ Inappropriate PROPERTY: 55 Window Casing/ Trim 23 □ Appropriate □ Inappropriate Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens ecision: □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Δ_ Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate Lighting (i.e. wall, post... □ Appropriate □ Inappropriate **HISTORIC** Signs (i.e. projecting, wall...) ☐ Appropriate ☐ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate Decks 33 ☐ Appropriate ☐ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) ☐ Appropriate ☐ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate 36 **Grading** (i.e. ground floor height, street edge...) □ Appropriate □ Inappropriate **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate Parking (i.e. location, access, visibility...) ☐ Appropriate ☐ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate H. Purpose and Intent: 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: ☐ Yes ☐ No 5. Complement and enhance the architectural and historic character: ☐ Yes ☐ No 3. Conservation and enhancement of property values: ☐ Yes ☐ No 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Address: 266-278 STATE STREET (LU-19-261) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>CD4</u>
- Land Use: Mixed-Use
- Land Area: 4,642 SF +/- (3 LOTS)
- Estimated Age of Structure: <u>c.1900</u> Building Style: <u>Commercial</u>
- Number of Stories: <u>4-5</u>
- Historical Significance: Contributing

 Public View of Proposed Work: <u>View from Pleasant, State and Church Streets</u> Unique Features: <u>Fired-damaged structure from 4-10-17</u> Neighborhood Association: <u>Downtown</u>
B. Proposed Work: To restore the Times Building & infill the vacant lot with a 5 story building.
C. Other Permits Required:
lackiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii
D. Lot Location:
\square Terminal Vista \square Gateway \square Mid-Block
$lacktriangle$ Intersection / Corner Lot $\ \square$ Rear Lot
E. Existing Building to be Altered/ Demolished / Constructed:
✓ Principal □ Accessory □ Demolition
F. Sensitivity of Neighborhood Context:
$lacktriangle$ Highly Sensitive \Box 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:
\square Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
☐ Moderate Project (i.e. significant additions, alterations or expansions)
✓ Major Project (i.e. very large alterations, additions or expansions)

J. Neighborhood Context:

• The Times building and the abutting vacant lots are located at the intersection of State, Pleasant and Church Streets. The property is surrounded with many brick- and wood--sided historic buildings ranging from 2 to 4 stories in height. Most buildings have no setback along the front or side yards.

K. Previous HDC Comments and Suggestions (8-7-19):

- The ground-floor storefronts could be glassier and more transparent;
- The alignment and the proportion of the sharp-peaked gables should be reevaluated; and,
- The proposed design should be inserted into the City's 3D Massing Model.

L. Staff Comments and Suggestions:

The Applicant has revised the added glazing to the ground-floor commercial space adjusted the window spacing and the peaked-gables. The railing design and profile has also been modified to reduce the view and prominence of the railing. The 3D Massing Model will be available at the meeting.

Design Guideline Reference - See complete Design Guidelines.

Proposed Design, 3D Massing Model and Zoning Map:





Proposed Design and 3D Massing Model



Zoning Map

266-278 STATE STREET (LU-19-261) - PUBLIC HEARING #1 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Existing Building Project Information** Proposed Building (+/-) **Abutting Structures** FORM No. (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) **MAJOR PROJECT** Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width (ROW) Ratio Withdrawn Building Height – Zoning (Feet) - RESTORE TIMES BUILDING & CONSTRUCT NEW 4 STORY INFILL BUILDING -Appoved with Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories Building Coverage (% Building on the Lot) **APPROPRIATENESS PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS** Scale (i.e. height, volume, coverage...) 8 □ Appropriate □ Inappropriate DISTRICT 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate Case 10 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 4 Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate 12 Roofs □ Appropriate □ Inappropriate **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** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate ш COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate **Doors and windows** □ Appropriate □ Inappropriate PROPERTY: 278 EP. 22 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/Trim □ Appropriate □ Inappropriate Window Shutters / Hardware **_** □ Appropriate □ Inappropriate Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** □ Appropriate □ Inappropriate 2 Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Δ Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate **Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate HISTORIC Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate 32 Mechanicals (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate Decks 33 □ Appropriate □ Inappropriate 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 **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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties: ☐ Yes ☐ No

Project Evaluation Form: 14 MECHANIC STREET (LUHD-14) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A**

A. Property Information - Gene	<u>ral:</u>
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Existing Conditions:

- Zoning District: General Residential 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: Contributing
- Public View of Proposed Work: View from Mechanic Streets

Unique Features: <u>NA</u>Neighborhood Association: <u>Sc</u>	outh End	
B. Proposed Work: To relocate the e	xisting structure and	d add a new 2 story addition.
C. Other Permits Required:		
\square Board of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:		
\Box Terminal Vista	Gateway	☐ Mid-Block
✓ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
Principal	Accessory	\square Significant Demolition
F. Sensitivity of Neighborhood Context:		
$lacktriangle$ Highly Sensitive \Box Sensitive	tive \square Low Sensitivity	y 🗌 "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)
\Box Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	ortwalk, 51 Islington, 55 Co	ngress 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)
\square Minor Project (i.e. small alte	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions)
☐ Major Project (i.e. very larg	ge alterations, additio	ons or expansions)

I. Neighborhood Context:

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

J. Previous HDC Comments and Suggestions (11-6-19):

Suggestions by the HDC included the following:

- The proposed rooflines interrupted the rhythm of the building sections;
- The connector was too modern as a transition in this location;
- The glazing on the east wall was inappropriate for this location;
- More traditional materials and double hung windows were suggested.

K. Staff Comments and Suggestions:

The applicant proposes to:

Relocate the existing structure to a new foundation and add a 2-sotry addition with a connector building.

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

K. Proposed Design, Street View and Zoning Map:





Proposed Design and Street View Image



Zoning Map

			NECHANIC STR	PROPERTY				•
1		INFO/ EVALUATION CRITERIA			-1	Abultina Churatana	NEIGHBORHO	
	No	Project Information	Existing Building	Proposed Building (+/		Abutting Structures (Average)		Surrounding Structures (Average)
_		GENERAL BUILDING INFORMATION	(ESTIMATED F	ROM THE TAX M	APS & ASSESS	OR'S INFO)		
. <u>L</u>	1	Gross Floor Area (SF)						
	2	Floor Area Ratio (GFA/ Lot Area)						
'	3	Building Height / Street-Width Ratio			MC	DERATE P	ROJECT	
-		Building Height – Zoning (Feet) Building Height – Street Wall / Cornice (Feet)						
-	<u> </u>	Number of Stories	- RELOCATE	STRUCTU	JRE, ADI	D A TWO STOR	RY ADDITION	& CONNECTOR ONLY -
	7	Building Coverage (% Building on the Lot)			•	-		
\top	-	PROJECT REVIEW ELEMENT	HDC COA	MENTS		HDC SUGG	ESTIONS	APPROPRIATENESS
F	8	Scale (i.e. height, volume, coverage)						☐ Appropriate ☐ Inappropriate
1	9	Placement (i.e. setbacks, alignment)						☐ Appropriate ☐ Inappropriate
O	10	Massing (i.e. modules, banding, stepbacks)						☐ Appropriate ☐ Inappropriate
ŭ	11	Architectural Style (i.e. traditional – modern)						□ Appropriate □ Inappropriate
	12	Roofs						□ Appropriate □ Inappropriate
.	13	Style and Slope						□ Appropriate □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)						□ Appropriate □ Inappropriate
	15	Roof Materials						□ Appropriate □ Inappropriate
	16	Cornice Line						☐ Appropriate ☐ Inappropriate
	17	Eaves, Gutters and Downspouts						☐ Appropriate ☐ Inappropriate
SIGN & MATERIALS	18	Walls Cidin or (AActorical						☐ Appropriate ☐ Inappropriate
TER -	19	Siding / Material Projections (i.e. bays balconies)						□ Appropriate □ Inappropriate
₹	20	Projections (i.e. bays, balconies) Doors and windows						□ Appropriate □ Inappropriate
∞ −	21 22	Window Openings and Proportions						□ Appropriate □ Inappropriate
S -	23	Window Openings and Proportions Window Casing/ Trim						 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate
ш —	24	Window Shutters / Hardware						☐ Appropriate ☐ Inappropriate
G	25	Awnings						□ Appropriate □ Inappropriate
	26	Doors						☐ Appropriate ☐ Inappropriate
	27	Porches and Balconies						☐ Appropriate ☐ Inappropriate
8	28	Projections (i.e. porch, portico, canopy)						☐ Appropriate ☐ Inappropriate
BUILDIN	29	Landings/ Steps / Stoop / Railings	-			-		□ Appropriate □ Inappropriate
	30	Lighting (i.e. wall, post)						□ Appropriate □ Inappropriate
: L	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
Z	35	Fence / Walls (i.e. materials, type)						☐ Appropriate ☐ Inappropriate
ESIGN	36	Grading (i.e. ground floor height, street edge)						□ Appropriate □ Inappropriate
	37 38	Landscaping (i.e. gardens, planters, street trees) Driveways (i.e. location, material, screening)						□ Appropriate □ Inappropriate
SIE	39	Parking (i.e. location, material, screening)						□ Appropriate □ Inappropriate
~	40	Accessory Buildings (i.e. sheds, greenhouses)						 □ Appropriate □ Inappropriate □ Inappropriate
		se and Intent:						
	-		□ Yes □ No		1 Maintain	the special characta	ar of the District.	
		eserve the integrity of the District: sessment of the Historical Significance:	□ Yes □ No			n the special characte ment and enhance th		Lhistoric character
		nservation and enhancement of property value:			•			the District to the city residents and vis
		, , ,	o. □ 1€5 □ INO		0. 110111016	- 1110 0000011011, P1803	ore aria wellale al	me District to the City residents and vis
		<u>Criteria / Findings of Fact:</u>						
		onsistent with special and defining character of su	rrounding properties:					=
2	. Co	mpatibility of design with surrounding properties:		\square Yes \square No	4. Compat	ibility of innovative tea	chnologies with surre	ounding properties: 🗆 Yes 🗆 No

Project Evaluation Form: 49 MT. VERNON STREET (LUHD-84)
Permit Requested: CERTIFICATE OF APPROVAL
WORK SESSION #1

 A. Property Information - General: Existing Conditions: Zoning District: General Residential B (GRB) Land Use: Single- Family Land Area: 3,485 SF +/- Estimated Age of Structure: c.1960-1980 Building Style: Garrison Number of Stories: 2.0 Historical Significance: Intrusion Public View of Proposed Work: View from Mt. Vernon Street Unique Features: Modern with some colonial details Neighborhood Association: South End
B. Proposed Work: To add new front entryway, porch and solar panels.
C. Other Permits Required:
\square Board of Adjustment \square Planning Board \square City Council
D. Lot Location:
☐ Terminal Vista ☐ Gateway ☑ Mid-Block
Intersection / Corner Lot Rear Lot
E. Existing Building to be Altered/ Demolished:
✓ Principal □ Accessory □ Significant Demolition
F. Sensitivity of Neighborhood Context:
\square 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:

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

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

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

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

I. Neighborhood Context:

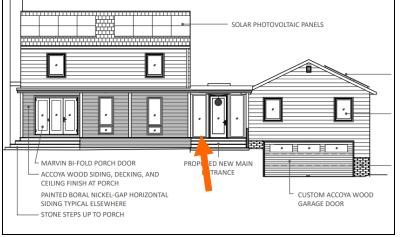
• This structure is located along Mt. Vernon Street and is surrounded with many other wood-sided, 2.0-2.5 contributing structures. Unlike most buildings in the immediate neighborhood, this structure is setback a significant distance from the front lot line (probably due to demolition of the historic structure that was formerly located within the front yard of this property).

J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Add a 338 SF rear deck;
 - Add two screened HVAC heart pumps;
 - Add a 100 SF addition to the front entryway; and
 - Add a 406SF front porch.

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

K. Proposed Design, Street View and Zoning Map:49





Proposed Design and Street View Image



Zoning Map

	INFO/ EVALUATION CRITERIA	T. VERNON STRE Subject Pr			NEIGHBORHOOD CONTEXT	
	Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures	
		Building	Building (+/-)	(Average)	(Average)	S
No.	GENERAL BUILDING INFORMATION	(ESTIMATED FRO	M THE TAX MAPS & AS	SESSOR'S INFO)		- S .
1	Gross Floor Area (SF)	1			•	0
2	Floor Area Ratio (GFA/ Lot Area)					
3	Building Height / Street-Width Ratio		A	MODERATE P	PO IECT	
4	Building Height – Zoning (Feet)		N	NODEKATER	KOJECI	L L
5	Building Height – Street Wall / Cornice (Feet)	_ NEV	M ENITOVIMAN	POPCH SOLA	R PANELS AND REAR DECK –	
6	Number of Stories	- 1464	A CIAIKI AAW	I, FORCH, SOLA	K FAMELS AND REAR DECK -	Z
7	Building Coverage (% Building on the Lot)			-		
	PROJECT REVIEW ELEMENT	HDC COMMI	ENTS	HDC SUGG		
	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate	;
뿔	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate	
<u> </u>	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappropriate	─
0 11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate	
12	Roofs				☐ Appropriate ☐ Inappropriate	
13 14 15 16	Style and Slope				□ Appropriate □ Inappropriate	
14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	A
15	Roof Materials				□ Appropriate □ Inappropriate	
16	Cornice Line				□ Appropriate □ Inappropriate	_ / > `
1 1 17	Eaves, Gutters and Downspouts				☐ Appropriate ☐ Inappropriate	
18	Walls				□ Appropriate □ Inappropriate	—
19	Siding / Material				□ Appropriate □ Inappropriate	 >- :
18 19 20 21 22 23 23	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappropriate	—
≥ 21	Doors and windows				☐ Appropriate ☐ Inappropriate	
22 <u>2</u> 23	Window Openings and Proportions Window Casing/ Trim				□ Appropriate □ Inappropriate	
23 24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappropriate	
<u>Δ</u> 25					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
26 27 28	Doors				□ Appropriate □ Inappropriate	
27	Porches and Balconies				□ Appropriate □ Inappropriate	
28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	— ~
29	Landings/ Steps / Stoop / Railings				□ Appropriate □ Inappropriate	<u> </u>
H +	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate	
32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
30 31 32 33 34	Decks				□ Appropriate □ Inappropriate	Marith Million
34	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	
35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
NO 36	Grading (i.e. ground floor height, street edge)				□ Appropriate □ Inappropriate	
公 37	Landscaping (i.e. gardens, planters, street trees)				□ Appropriate □ Inappropriate	-
口 四 38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inappropriate	V C
₩ 39	, ,				☐ Appropriate ☐ Inappropriate	
40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappropriate	-
H. Purpo	ose and Intent:					
1. P	reserve the integrity of the District:	□ Yes □ No	4. Mair	ntain the special characte	er of the District:	
	ssessment of the Historical Significance:	□ Yes □ No	5. Com	plement and enhance th	ne architectural and historic character:	
	Conservation and enhancement of property values	: □ Yes □ No		· ·	sure and welfare of the District to the city residents and vi	sitors:
	w Criteria / Findings of Fact:			·	•	
	w Chiena / Findings of Fact. Consistent with special and defining character of su	rrounding properties:	Vac Na 2 Dala	tion to historic and archite	ectural value of existing structure:	
		_ : : : : : : : : : : : : : : : : : : :				
Z. C	ompatibility of design with surrounding properties:		TES IND 4. COM	ipalibility of inflovative tec	chnologies with surrounding properties: Yes No	