Staff Report – March 3rd and 10th, 2021

March 3rd MEETING

Administrative Approvals:

- 1. 81 Washington St. (LUHD-273)
- 18 Pickering St. (LUHD-275)
 49 Hunking St. (LUHD-279)
- 4. 65 Lafayette St. (LUHD-282)
- Recommend Approval
- Recommend Approval
- Recommend Approval
- Recommend Approval

PUBLIC HEARINGS - NEW BUSINESS:

- 1. 45 Richmond Street (LU-21-249) (Rear addition & dormers)
- 2. 46 Dennett St. (LU-21-25) (Fence Gate)

REQUEST FOR REHEARING:

1. 33 Jewell Court (LU-21-234) (Roof Replacement)

WORK SESSIONS – OLD BUSINESS:

A. 1-31 Raynes Ave. (LUHD-234) (2, 5 story Buildings)

WORK SESSIONS – NEW BUSINESS:

- 1. 238 Marcy St. (LUHD-274) (Solar panels)
- 2. 64 Vaughan Mall (LUHD-277) (Penthouse addition)
- 3. 41 Salter St. (LUHD-278) (2nd Floor addition)

March 10th MEETING

Administrative Approvals:

- 1. 53-67 Bow St. (LUHD-281)
- Recommend Approval
- 2. 105 Daniel St. (LUHD-283)
- Recommend Approval

3. ...

WORK SESSIONS – OLD BUSINESS:

- B. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- C. 449 Court St. (LUHD-235) (Stairs & Chimney)
- D. 500 Market St. (LUHD-236) (Trash Enclosure)
- E. 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
- F. 279 Marcy St. (LUHD-259) (Recessed Deck)



Project Address: 45 RICHMOND ST. (LU-20-249)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

•	sting Conditions: Zoning District: MRO Land Use: Single Family Land Area: 5,660 SF +/- Estimated Age of Structure: c. Building Style: Vernacular Historical Significance: C Public View of Proposed Work Unique Features: NA Neighborhood Association: Sc roposed Work: To replace rear a	: <u>View from Richmo</u> outh End	•				
	ther Permits Required:	damon and garage	dia dad an ame domici.				
	☑ Board of Adjustment	☐ Planning Board	☐ City Council				
D. L	ot Location:						
	☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot					
E. Ex	isting Building to be Altered/ Demo	olished:					
	✓ Principal	Accessory	☐ Demolition				
<u>F. Se</u>	ensitivity of Context:						
	☐ Highly Sensitive ☑ Sensitive	tive \square Low Sensitivity	√ 🗌 "Back-of-House"				
<u>G.</u> D	esign Approach (for Major Project	<u>s):</u>					
	☑ Literal Replication (i.e. 6-16	Congress, Jardinière Buildi	ng, 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)						
	$\hfill \square$ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)				
H. Pr	oject Type:						
	$\hfill \Box$ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)				
	\square Minor Project (i.e. small alte	erations, additions or	expansions)				
	✓ Moderate Proiect (i.e. sia	nificant additions, alte	erations or expansions)				

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

. Neighborhood Context:

• The building is located near the intersection of Richmond and Washington Streets in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with small rear yards and garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish and replace the existing single-story rear addition and garage with a 2 story addition and new garage with an attached greenhouse;
- Relocate a faux chimney, and
- Add a new front landing and steps.

Note that applicant has modified the spacing on the windows.

Design Guideline Reference – Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

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





Zoning Map

		45	RICHMOND	ST. (LU-20-249)	- PUBLIC HEARING	G #1 (MODE	RATE)			
		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHO	OD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	T	Surrounding Structures (Average)	≥ 5		
ı	_	GENERAL BUILDING INFORMATION	(ESTIM/	ATED FROM THE TAX MAPS & A	ASSESSOR'S INFO)					
STAFF		1 Gross Floor Area (SF)						~ × ×		
		2 Floor Area Ratio (GFA/ Lot Area)						FOI MISSIO		
	_	3 Building Height / Street-Width Ratio		,	MODERATE P	RO IFCT		HISS.		
	-	4 Building Height – Zoning (Feet)		MODERATE PROJECT						
	-	5 Building Height – Street Wall / Cornice (Feet)	_	Construct Two S	Story Rear Addition	n Garage c	ınd Attic Dormer –	≥ ≥		
		Number of StoriesBuilding Coverage (% Building on the Lot)		Constitue (nory Real Adame	ii, Garage c	ind Ame Bonner	Z \ \ \ \ \ \		
T			4 PPUI 6 4	NITIC COMMENTS	110001100	FOTIONIC	ADDDODDIATENESS	0.		
		PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGG	F211ON2	APPROPRIATENESS			
	ONTEXT	8 Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	■ A .		
	뿔—	9 Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
	[]	Massing (i.e. modules, banding, stepbacks)					☐ Appropriate ☐ Inappropriate	AT TRIC		
		11 Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate			
		12 Roofs					☐ Appropriate ☐ Inappropriate			
		Style and Slope					☐ Appropriate ☐ Inappropriate			
	_	Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	⋖ ≋ ⊆		
		15 Roof Materials					☐ Appropriate ☐ Inappropriate	EVA HISTORIC		
	-	16 Cornice Line					☐ Appropriate ☐ Inappropriate			
		Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	HIS:		
	⋠	18 Walls					☐ Appropriate ☐ Inappropriate	\ II		
	ш —	19 Siding / Material					☐ Appropriate ☐ Inappropriate	> + (
	₹—	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate			
	∞ —	21 Doors and Windows					☐ Appropriate ☐ Inappropriate			
	≂ —	Window Openings and Proportions					☐ Appropriate ☐ Inappropriate	MO 45		
		Window Casing/ Trim					☐ Appropriate ☐ Inappropriate	~ \$ }		
		Window Shutters / Hardware					☐ Appropriate ☐ Inappropriate	RTS,		
	<u> </u>	25 Awnings					☐ Appropriate ☐ Inappropriate	OPI ORTSA		
	= -	26 Doors 27 Porches and Balconies					□ Appropriate □ Inappropriate	- 1 N 🗪		
	2	27 Porches and Balconies28 Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate			
	-	1 Tojochons (i.e. poren, porneo, carropy)					□ Appropriate □ Inappropriate			
	-	29 Landings/Steps/Stoop/Railings 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	THE RESERVE OF THE PARTY OF THE		
		34 Garages/ Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
	_	35 Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate			
	<u> </u>	36 Grading (i.e. ground floor height, street edge)					□ Appropriate □ Inappropriate			
		37 Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	Date of B		
	\sim	38 Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate			
		39 Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate			
		40 Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	and the second		
Н		rpose and Intent:								
-11		Preserve the integrity of the District:	□ Yes □	1 No. 4 M	aintain the special characte	er of the District.		□Ye		
		Assessment of the Historical Significance:			omplement and enhance th		historic character:	□ Ye		
		Conservation and enhancement of property value			•		he District to the city residents and visitors			
	J.	Conservation and enhancement of property valu		0. PIC	ornole the education, pieds	oue and wellare of t	THE DISTRICT TO THE CITY TESIGETTIS OFFICE VISITORS	s. u re		
<u>l.</u>		iew Criteria / Findings of Fact:								
	1.	Consistent with special and defining character of	surrounding prope				-			
	2.	Compatibility of design with surrounding properties	š:	□ Yes □ No 4. Co	empatibility of innovative te	chnologies with surro	ounding properties: 🗆 Yes 🗆 No			

A. Property Information - 0	General:
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- Zoning District: General Residential District A (GRA)

- Land Use: Single-Family
 Land Area: 2,825 SF +/Estimated Age of Structure: c.1900
- Building Style: Colonial
- Historical Significance: <u>Contributing Structure</u>
 Public View of Proposed Work: <u>Limited View from Dennett Street.</u>
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. P	roposed Work:	To instal	lanewg	ate to	connect	the	house :	to t	the i	fence.

Neighborhood Association. <u>Christian shore</u>						
B. Proposed Work: To install a new o	gate to connect the	house to the fence				
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Council				
D. Lot Location:						
☐ Terminal Vista	☐ Gateway	☑ Mid-Block				
☐ Intersection / Corner Lot	Rear Lot					
E. Existing Building to be Altered/ Dem	olished / Constructed	<u>l:</u>				
Principal	Accessory	Demolition				
F. Sensitivity of Context:						
\square Highly Sensitive \square Sensitive	tive 🗹 Low Sensitivity	y \square "Back-of-House"				
G. Design Approach (for Major Projec	<u>ts):</u>					
\Box Literal Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)				
lacksquare Invention within a Style (i.	e., Porter Street Townhouse	es, 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:

• The building is located along Dennett Street. It is surrounded with many wood-frame 2 - 2.5 story contributing structures with little to no setbacks from the sidewalk/ street edge.

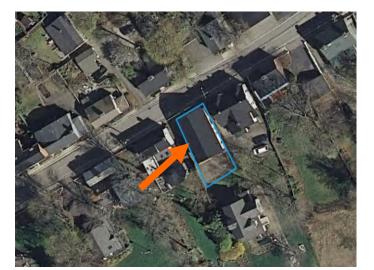
J. <u>Background, Comments & Suggested Actions:</u>

The Applicant is seeking to:

- Add a gate between the house and existing fence.
- The gate is proposed to match the wooden fence design.
- <u>Please note that we have requested additional information to confirm the gate design is consistent</u> with the existing fence. Once submitted we will forward to the Commission.

Design Guideline Reference: Guidelines for Site Elements and Streetscapes (09)

K. Aerial Images and Maps:





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

Page 5 of 26

46 DENNETT STREET (LU-21-25) – PUBLIC HEARING #2 (MINOR)											
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	HBORHOOD CONTEXT					
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	7 . o				
	- NI -	GENERAL BUILDING INFORMATION	(FSTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)						
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ST	3				AAINIOD DDO IEC	` T	15Si Ci				
••	4	Building Height – Zoning (Feet)		MINOR PROJECT							
	5	Building Height – Street Wall / Cornice (Feet)									
	6	Number of Stories			 Add Gate in Walkwe 	dy –	MMI Date				
	7	Building Coverage (% Building on the Lot)			-						
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	O 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5				
	- 8		IIDC	COMMENTS	TIDE SUCCESSIONS	□ Appropriate □ Inappropriate					
	X -	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate					
	9 10					□ Appropriate □ Inappropriate					
	0 10 11	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate					
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	38	, ,				□ Appropriate □ Inappropriate					
	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappropriate	< >				
<u>H</u>	1. F	ose and Intent: Preserve the integrity of the District:	□ Yes □		intain the special character of the		□ Yes □ N				
		Assessment of the Historical Significance:			mplement and enhance the archit		□ Yes □ N				
I.	<u>Revi</u>	Conservation and enhancement of property valew Criteria / Findings of Fact:				welfare of the District to the city residents and vis	sitors: 🗆 Yes 🗆 N				
		Consistent with special and defining character of Compatibility of design with surrounding propertions.	<u> </u>		ation to historic and architectural v mpatibility of innovative technologi						

33 JEWELL COURT (LU-20-191) **Project Address: CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: RE- HEARING #1**

Existing Conditions:

- Zoning District: CD4-W Land Use: Commercial Land Are: 34,791 SF +/-
- Estimated Age of Structure: c.1830

- Building Style: NA
 Historical Significance: C
 Public View of Proposed Work: View from Islington and S. Albany Streets
 Unique Features: Former Frank Jones Brewery
- Neighborhood Association: West End

<u>B.</u>	Proposed Work:	<u>To replace slate shingles with aspha</u>	<u> †</u>

	_	
C. Other Permits Required:		
☐ Board of Adjustment	\square Planning Board	☐ City Council
☑ Condo Association	\square Abutting Propert	y Owner
D. Lot Location:		
☐ Terminal Vista	☐ Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Dem	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arOmega}$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"
G. Design Approach (for Major Project	<u>'s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouse:	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	gress Street)
\Box Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small al	terations, additions or	expansions)
☐ Moderate Project (i.e. sign	nificant additions, alte	erations or expansions)

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

Neighborhood Context:

• This contributing structure is located within the former Frank Jones Brewery Complex in the heart of the West End. The existing building was constructed c. 1830.

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

The Application is proposing to:

- To replace the existing slate roof (c.1830) with asphalt shingles.
- Note that the applicant is seeking estimates from contractors for repairing the existing roof and replacing the slate with composite slate shingles. As such, she has requested a continuance to the April 7th meeting.

Design Guideline Reference - Guidelines for Roofing (04).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

33 JEWELL COURT (LU-20-191) – RE-HEARING #1 (MINOR)								
		INFO/ EVALUATION CRITERIA	SUBJECT PROPERT	Υ	NEIGHBORHOOD CONTEXT			
	Ma	Project Information	Existing Propo Building Building		Surrounding Structures (Average)	< .		
_		GENERAL BUILDING INFORMATION	DING INFORMATION (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
- -	1	Gross Floor Area (SF)				FOR AISSION Ite: 3-4-2		
5	2	Floor Area Ratio (GFA/ Lot Area)			. . 	O 5 - 6		
,	3	Building Height / Street-Width Ratio Building Height – Zoning (Feet)		MINOR PRO	OJECT			
	5	Building Height – Street Wall / Cornice (Feet)	_			1 1 1 1 1 1 1 1 1 1		
	6	Number of Stories	– Rei	place Slate Shingles w	rith Asphalt Shingles –	 		
	7	Building Coverage (% Building on the Lot)			•			
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGO	GESTIONS APPROPRIATENESS	O 8 5		
7	8	Scale (i.e. height, volume, coverage)			☐ Appropriate ☐ Inappropriate			
	9	Placement (i.e. setbacks, alignment)			☐ Appropriate ☐ Inappropriate			
Į,	10	Massing (i.e. modules, banding, stepbacks)			☐ Appropriate ☐ Inappropriate			
	11	Architectural Style (i.e. traditional – modern)	<u> </u>		☐ Appropriate ☐ Inappropriate			
3	12	Roofs			☐ Appropriate ☐ Inappropriate			
	13	Style and Slope	<u> </u>		□ Appropriate □ Inappropriate			
5	14	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate	EVA ISTORIC ell Cou		
5	15	Roof Materials			□ Appropriate □ Inappropriate			
E	16	Cornice Line Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate			
	17	Walls			□ Appropriate □ Inappropriate	<u>е</u> В ш		
) ₹	18 19	Siding / Material			□ Appropriate □ Inappropriate			
SIGN & MATERIALS	20	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate			
? ₹	21	Doors and Windows			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
∞ ∞	22	Window Openings and Proportions			□ Appropriate □ Inappropriate			
<u> </u>	23	Window Casing/ Trim			□ Appropriate □ Inappropriate	— ш ў ⊱		
	24	Window Shutters / Hardware			☐ Appropriate ☐ Inappropriate	PERTY ERTY		
	25	Awnings			□ Appropriate □ Inappropriate	OPERTY		
<u>}</u> ≧	26	Doors			□ Appropriate □ Inappropriate			
Í∣≣	27	Porches and Balconies			☐ Appropriate ☐ Inappropriate			
BUILDING	28	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate			
	29	Landings/ Steps / Stoop / Railings			□ Appropriate □ Inappropriate			
2	30	Lighting (i.e. wall, post)			☐ Appropriate ☐ Inappropriate			
{	31	Signs (i.e. projecting, wall)			☐ Appropriate ☐ Inappropriate			
	32	Mechanicals (i.e. HVAC, generators)			☐ Appropriate ☐ Inappropriate			
2	33	Decks			☐ Appropriate ☐ Inappropriate	A		
-	34	Garages/Barns / Sheds (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			
SITE	39	Parking (i.e. location, access, visibility)			☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)			□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate			
<u>H.</u>		se and Intent:		l				
	1. Pre	eserve the integrity of the District:	□ Yes □ No	4. Maintain the special charact	ter of the District:	□ Yes [
	2. As	sessment of the Historical Significance:	□ Yes □ No	5. Complement and enhance	the architectural and historic character:	□ Yes □		
	3. Co	onservation and enhancement of property val	ues: 🗆 Yes 🗆 No	6. Promote the education, plea	asure and welfare of the District to the city residents and v	visitors: 🗆 Yes 🛚		
<u>l. l</u>	Review	Criteria / Findings of Fact:		·				
	1. Co	onsistent with special and defining character o	f surrounding properties: 🗆 Yes 🗆 N	o 3. Relation to historic and archi	tectural value of existing structure: Yes No			
	0 0-	mpatibility of design with surrounding propertie	oc· □ Yoc □ N'	o 1 Compatibility of innovative to	echnologies with surrounding properties: Yes No			

Project Address: 1 & 31 RAYNES AVE. (LUHD-234) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #A**

Existing	Conditions:
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- Zoning District: CD4
- Land Use: Vacant / Gym
- Land Area: 2.4 Acres +/Estimated Age of Structure: c.1960s
 Building Style: Contemporary
 Historical Significance: NA

- Public View of Proposed Work: View from Maplewood and Raynes Ave.
- Unique Features: <u>NA</u>
- Neighborhood Association: <u>Downtown</u>

B. Proposed Work: To construct a 4-5	<u>5 story mixed-use bu</u>	<u>vilding(s).</u>			
C. Other Permits Required:					
\square Board of Adjustment	☑ Planning Board	☐ City Council			
D. Lot Location:					
Terminal Vista	Gateway	☑ Mid-Block			
✓ Intersection / Corner Lot	☐ Rear Lot				
E. Existing Building to be Altered/ Demo	olished:				
✓ Principal	Accessory	☐ Demolition			
F. Sensitivity of Context:					
\square Highly Sensitive $lacktriangle$ Sensi	tive \square Low Sensitivity	√ 🗌 "Back-of-House"			
G. Design Approach (for Major Project	<u>'s):</u>				
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 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)					
\square Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, Coldwell Banker)			
H. Project Type:					
☐ Consent Agenda (i.e. very	small alterations, add	ditions or expansions)			

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

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

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

I. Neighborhood Context:

a. The building is located along Maplewood Ave. and Raynes Ave. along the North Mill Pond. It is surrounded with many 2-2.5 story wood-sided historic structures along Maplewood Ave. and newer infill commercial structures along Vaughan St. and Raynes Ave.

Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Demolish the existing buildings.
- Add two multi-story buildings with a hotel, ground floor commercial uses and upper story residential apartments.
- The project also includes a public greenway connection behind the proposed structures along the North Mill Pond.
- Note that the applicant has requested a continuance of this application until April.

Design Guideline Reference - Guidelines for Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			& SI KATENES	AVE. (LUF	1D-234) – WOR	V 2E22IC	ON #A (MAJOR)		
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY			NEIGHBORHOOD CONTEXT		
		Project Information	Existing Building	Proposed Building (+		Structures rage)	Surrounding Structu (Average)	res	≥ 12-
	N-	GENERAL BUILDING INFORMATION			APS & ASSESSOR'S INFO)				RM 0N 3-4-21
•	1	Gross Floor Area (SF)	(201111111112		,				~ ≥ ≥ ≥
5	2	Floor Area Ratio (GFA/ Lot Area)							0 ::
	3	Building Height / Street-Width Ratio			MAJO	D DD	IECT .		FC ISSI
	4	Building Height – Zoning (Feet)			MAJO	K F K C	JLCI		™
	5	Building Height – Street Wall / Cornice (Feet)		- C	onstruct two 5	Story Mi	ixed-Use Buildings –		≥ □
	6	Number of Stories	_	- 0	Siisii oci iwo 5	SICIY IVII	ixea-use buildings –		N FOR
	7	Building Coverage (% Building on the Lot)							~ 0 ::
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS		HDC SUGGES		OPRIATENESS	ON SOCIA DO
꿃	8	Scale (i.e. height, volume, coverage)						te 🗆 Inappropriate	
	9	Placement (i.e. setbacks, alignment)						te 🗆 Inappropriate	AT RIC ase
	10	Massing (i.e. modules, banding, stepbacks)						te 🗆 Inappropriate	
	11	Architectural Style (i.e. traditional – modern)						te 🗆 Inappropriate	ALUAT RIC DISTRIC AVE. Case
-	12	Roofs	_					te 🗆 Inappropriate	و. 10
	13	Style and Slope						te 🗆 Inappropriate	
-	14	Roof Projections (i.e. chimneys, vents, dormers)						te 🗆 Inappropriate	A S A
-	15	Roof Materials						te 🗆 Inappropriate	
-	16	Cornice Line						te 🗆 Inappropriate	
\sigma_{-1}	17 18	Eaves, Gutters and Downspouts Walls	+					te 🗆 Inappropriate	ш ≲ Х
I₹⊦	19	Siding / Material						te 🗆 Inappropriate	R H
HE -	20	Projections (i.e. bays, balconies)						te 🗆 Inappropriate	RTY ООТН Н & 31 Ra
I¥⊦	21	Doors and Windows						te □ Inappropriate te □ Inappropriate	— 12
∞ -	22	Window Openings and Proportions						te 🗆 Inappropriate	2 0 3
씽	23	Window Casing/ Trim						te 🗆 Inappropriate	
	24	Window Shutters / Hardware						te 🗆 Inappropriate	□ 55 >: .
BUILDING D	25	Awnings						te 🗆 Inappropriate	7 F T
Ž	26	Doors						te 🗆 Inappropriate	PORTSM PERTY: 1
I≝⊦	27	Porches and Balconies						te 🗆 Inappropriate	
B	28	Projections (i.e. porch, portico, canopy)						te 🗆 Inappropriate	
	29	Landings/ Steps / Stoop / Railings						te 🗆 Inappropriate	ه چ
	30	Lighting (i.e. wall, post)						te 🗆 Inappropriate	_
	31	Signs (i.e. projecting, wall)						te 🗆 Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)						te 🗆 Inappropriate	
	33	Decks						te 🗆 Inappropriate	
	34	Garages/Barns / Sheds (i.e. doors, placement)						te 🗆 Inappropriate	
	35	Fence / Walls (i.e. materials, type)					☐ Appropric	te 🗆 Inappropriate	
ESIGN	36	Grading (i.e. ground floor height, street edge)						te 🗆 Inappropriate	
DES	37	Landscaping (i.e. gardens, planters, street trees)						te 🗆 Inappropriate	13/13
ш	38	Driveways (i.e. location, material, screening)						te 🗆 Inappropriate	0
IS	39	Parking (i.e. location, access, visibility)						te 🗆 Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropric	te 🗆 Inappropriate	
<u>H. P</u>		se and Intent:							
1		eserve the integrity of the District:	□ Yes □ No		4. Maintain the specia				
2		sessment of the Historical Significance:	□ Yes □ No		•		architectural and historic characte		☐ Yes ☐
3	3. Co	onservation and enhancement of property vo	alues: \square Yes \square No		6. Promote the educa	ation, pleasur	re and welfare of the District to the o	city residents and visitor	s:
I. Re	eview	Criteria / Findinas of Fact:							
		-	of surrounding properties	: □Yes□No	3. Relation to historic	and archited	ctural value of existina structure:	□ Yes □ No	
,		mpatibility of design with surrounding proper	<u> </u>				nnologies with surrounding propertie		
1	l. Co	Criteria / Findings of Fact: onsistent with special and defining character monatibility of design with surrounding propert	<u> </u>					□ Yes □ No	

Project Address: 238 MARCY ST. (LUHD-274) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #1**

- • ••	\sim	1010	
LVICTION	$r \sim 10$	AI#IA PC	•
Existing	CUI	IUIIIUIIS	
			•

- Zoning District: <u>GRB</u> Land Use: <u>Single Family</u>

- Land Area: 3,860 SF +/Estimated Age of Structure: c.1900
 Building Style: Late 19C Vernacular
 Historical Significance: C
 Public View of Proposed Work: View from Marcy Street
- Unique Features: <u>NA</u>
- Neighborhood Association: South End

B. Proposed Work: T	To install solar p	panels <u>.</u>
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B. Proposed Work: To install solar pa	<u>nels.</u>	
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
D. Lot Location:		
Terminal Vista	Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensi	tive \square Low Sensitivity	y \square "Back-of-House
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 (Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
lackioldright Intentional Opposition (i.e	. McIntyre Building, Citizer	n'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 alto	erations, additions or	expansions)
☑ Moderate Project (i.e. sig	nificant additions, alt	erations or expansions
\square Major Project (i.e. very large	ge alternations, addit	ions or expansions)

I. Neighborhood Context:

• The building is located along Marcy Street and is set back for the street edge. It may have previously been a barn structure. It is surrounded with many 2-3 story historic structures with little to no front yard setbacks and small lots.

J. Staff Comments and/ or Suggestions for Consideration:

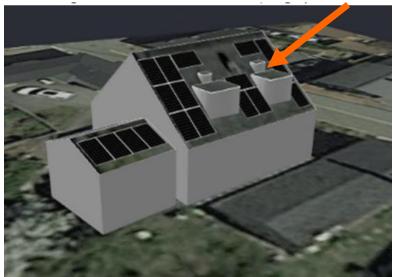
The Application is proposing to:

• Install 18 solar panels on the south-facing roof surface.

Note that the panels area low profile design, dark in color, and with minimum reflective glare. That said, they will be partially visible along Marcy Street.

Design Guideline Reference – Guidelines for Roofing (04).

Aerial Image, Street View and Zoning Map:





Aerial and 3D Massing Model Image



Zoning Map

238 MARCY STREET (LUHD-274) - WORK SESSION #1 (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existina **Abutting Structures Proposed Surrounding Structures** FORM Building (+/-) (Average) (Average) Building **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio MODERATE PROJECT Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) Install 18 Solar Panels – Number of Stories No.:1 Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS HDC SUGGESTIONS** 8 Scale (i.e. height, volume, coverage...) DISTRICT □ Appropriate □ Inappropriate Case 9 **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 10 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 14 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate MATERIALS :238 MAR Approved 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** 20 Projections (i.e. bays, balconies...) ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate **M** Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate OPP **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 **Awnings** ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... ☐ Appropriate ☐ Inappropriate Signs (i.e. projecting, wall...) 31 □ Appropriate □ Inappropriate 32 **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 **Decks** □ Appropriate □ Inappropriate 34 Garages/Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **Grading** (i.e. ground floor height, street edge...) ☐ Appropriate ☐ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate 38 **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

□ Yes □ No

Project Address: 64 VAUGHAN MALL (LUHD-277) Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #2

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900

- Building Style: <u>Vernacular Commercial</u>
 Historical Significance: <u>C</u>
 Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: <u>NA</u>
- Neighborhood Association: Downtown
- **Proposed Work:** To make façade improvements to the storefront and add a penthouse.

<u>C.</u>	Otner Permits Required:		
	☑ Board of Adjustment	✓ Planning Board	☑ City Council
<u>D.</u>	Lot Location:		
	☐ Terminal Vista	Gateway	☑ Mid-Block
	$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
<u>E.</u>	Existing Building to be Altered/ Demo	olished:	
	✓ Principal	Accessory	Demolition
<u>F.</u>	Sensitivity of Context:		
	\square Highly Sensitive $oldsymbol{arDelta}$ Sensit	tive \square Low Sensitivity	"Back-of-House
<u>G.</u>	Design Approach (for Major Project	<u>s):</u>	
	\Box Literal Replication (i.e. 6-16 C	ongress, Jardinière Building	g, 10 Pleasant Street)
	☑ Invention within a Style (i.e	e Porter Street Townhouse	s, 100 Market Street)

Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)

H. Project Type:

☐ Consent Agenda (i.e. very small alterations, additions or expansions)
\square Minor Project (i.e. small alterations, additions or expansions)
$\hfill \square$ Moderate Project (i.e. significant additions, alterations or expansions)
Major Project (i.e. very large alternations, additions or expansions)

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

Neighborhood Context:

a. The building is located along the Vaughan Mall. The building is surrounded with many 2-5 story historic and contemporary structures with little to no setbacks. The property also has an 8 space surface parking lot off of Hanover Street.

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

The Application is proposing to:

- Modify the front storefront and facade.
- Install window, door and storefront openings along the Worth Lot.
- Add a 4th floor with a penthouse level.
- Design Guideline Reference Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

64 VAUGHAN MALL (LUHD-277) – WORK SESSION #2 (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existina **Abutting Structures Proposed Surrounding Structures** 3-4-21 FORM (Average) (Average) Building Building (+/-) **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Date: Building Height / Street-Width Ratio **MAJOR PROJECT** Building Height – Zoning (Feet) Withdrawn Approved with Stipulations Building Height - Street Wall / Cornice (Feet) - Add a 4th Floor penthouse, modify the storefront & add new openings -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT HDC SUGGESTIONS APPROPRIATENESS APPLICANT'S COMMENTS** 8 Scale (i.e. height, volume, coverage...) DISTRICT ☐ Appropriate ☐ Inappropriate Case **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate 4 Massing (i.e. modules, banding, stepbacks... □ Appropriate □ Inappropriate 11 Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** 12 Roofs □ Appropriate □ Inappropriate Style and Slope 13 □ Appropriate □ Inappropriate **HISTORIC** 4 Roof Projections (i.e. chimneys, vents, dormers... □ Appropriate □ Inappropriate 15 Roof Materials □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material :64 VAU ☐ Appropriate ☐ Inappropriate **PORTSMOUTH** ERT Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate Window Casing/Trim □ Appropriate □ Inappropriate **PROPERTY** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING Awnings 25 ☐ Appropriate ☐ Inappropriate 26 Doors □ Appropriate □ Inappropriate 2 27 **Porches and Balconies** ☐ Appropriate ☐ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings ☐ Appropriate ☐ Inappropriate HISTORIC **Lighting** (i.e. wall, post... □ Appropriate □ Inappropriate **Signs** (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) ☐ Appropriate ☐ Inappropriate 33 ☐ Appropriate ☐ Inappropriate 34 Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls (i.e. materials, type...) ☐ Appropriate ☐ Inappropriate **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 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: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No ☐ Yes ☐ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: ☐ Yes ☐ No

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

□ Yes □ No

41 SALTER STREET (LUHD-278) **Project Address: Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #3**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Waterfront Business (WB)</u>
- Land Use: Single Family

- Land Use: Single Family
 Land Area: 2,970 SF +/Estimated Age of Structure: c.1850
 Building Style: Greek Revival
 Number of Stories: 1.5
 Historical Significance: Contributing
 Public View of Proposed Work: Limited public view
- Unique Features: NA
- Neighborhood Association: South End

<u>B.</u>	Proposed Work:	To add a 2nd flo	<u>oor addition on rear e</u>	elevation.
<u>C.</u>	Other Permits Rec	<u>quired:</u>		
	☐ Board o	f Adjustment	☐ Planning Board	☐ City Council

D. Lot Location:		
☐ Terminal Vista	☐ Gateway	✓ Mid-Block
$\ \square$ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished / Construc	ted:
Principal	☐ Accessory	Demolition
F. Sensitivity of Context:		

✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
☐ Highly Sensitive	$lacktriangle$ Sensitive \Box Low Sensitivity	☐ "Back-of-Hous
G. Design Approach (for Maj	or Projects):	
Literal Replication	on (i.e. 6-16 Congress, Jardinière Buildir	ng, 10 Pleasant Street)
\square Invention within	a Style (i.e., Porter Street Townhouses,	, 100 Market Street)
☐ Abstract Refere	nce (i.e. Portwalk, 51 Islington, 55 Conç	gress Street)
☐ Intentional Opp	osition (i.e. McIntyre Building, Citizen's	Bank, Coldwell Banker)
H Project Type:		

H. Project Type:

$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansion	าร)
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- ☐ Minor Project (i.e. small alterations, additions or expansions)
- Moderate Project (i.e. significant additions, alterations or expansions)
- Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:

• This historically-significant and contributing building is located along Salter Street. The property is surrounded with many historically significant structures and most have shallow setbacks along the street and narrow side yards.

J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Add a 2nd floor addition on the rear of the structure.
- Dormers are proposed within the addition.

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

K. Aerial Image, Street View and Zoning Map:





HISTORIC

SURVEY

RATING

Aerial and Street View Image



Zoning Map

41 SALTER STREET (LUHD-278) - WORK SESSION #3 (MINOR) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) STAFF COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MINOR PROJECT Building Height / Street-Width (ROW) Ratio Date: Building Height – Zoning (Feet) Withdrawn - Add 2nd Floor Addition -Appoved with Stipulations Building Height – Street Wall / Cornice (Feet) Number of Stories Z O L Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS APPROPRIATENESS HDC SUGGESTIONS Scale** (i.e. height, volume, coverage...) □ 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 STREE 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш SALTER COMMISSION 18 Walls □ Appropriate □ Inappropriate Approved Continued 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate 21 **Doors and windows** □ Appropriate □ Inappropriate PROPERTY:41 Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate چُ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate 25 Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT Doors □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy... □ Appropriate □ Inappropriate Landings/ Steps / Stoop / Railings □ Appropriate □ Inappropriate ISTORIC **Lighting** (i.e. wall, post...) □ Appropriate □ Inappropriate Signs (i.e. projecting, wall...) □ Appropriate □ Inappropriate **Mechanicals** (i.e. HVAC, generators) □ Appropriate □ Inappropriate 33 Decks □ Appropriate □ Inappropriate Garages / Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate **H. Purpose and Intent:** 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

Project Address: 180 NEW CASTLE AVE. (LUHD-233) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: WORK SESSION #B**

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>SRB</u>
- Land Use: Single-Family
- Land Area: 9,583 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Greek Revival
- Historical Significance: C
 Public View of Proposed Work: <u>View from New Castle Ave. & Humphrey Ct.</u>
- Unique Features: NA
- Neighborhood Association: South End

ndows & ro	OOI
nac) & 2WC

B. Proposed Work: Construct a re	ear addition with deck and replace siding, wir
C. Other Permits Required:	
\square Board of Adjustment	\square Planning Board \square City Council
☐ Condo Association	☐ Abutting Property Owner
D. Lot Location:	
\square Terminal Vista	\square Gateway \square Mid-Block
✓ Intersection / Corner L	ot 🗌 RearLot
E. Existing Building to be Altered/De	emolished / Constructed:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
\square Highly Sensitive $oldsymbol{arDelta}$ Se	ensitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Proj	ects):
\Box Literal Replication (i.e. 6	-16 Congress, Jardinière Building, 10 Pleasant Street)
\square Invention within a Style	e (i.e., Porter Street Townhouses, 100 Market Street)
☐ Abstract Reference (i.e	e. Portwalk, 51 Islington, 55 Congress Street)
\square Intentional Opposition	(i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
\square Consent Agenda (i.e. v	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:

• The building is located along the intersection of New Caste Ave. and Ball Street. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

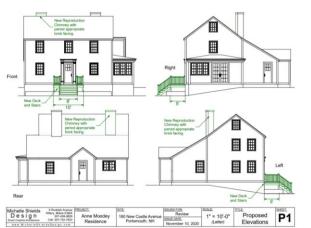
J. Background & Suggested Action:

The applicant is proposing to:

- Replace the deck and stairs along New Castle Ave.
- Replace the existing chimney with a faux brick veneer chimney.
- NOTE The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.

Design Guideline Reference – Guidelines for Masonry and Stucco (07) and Porches, Stoops and Decks (06).

K. Aerial Image, Street View and Zoning Map:





Elevations & Streetview Image



Zoning Map

180 NEW CASTLE AVE. (LUHD-233) – WORK SESSION #B (MODERATE PROJECT) INFO/ EVALUATION CRITERIA **NEIGHBORHOOD CONTEXT** SUBJECT PROPERTY **Project Information Abutting Structures** 3-10-21 **Existing Proposed Surrounding Structures** FORM (Average) (Average) Building Building (+/-) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) **GENERAL BUILDING INFORMATION** COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) Building Height / Street-Width Ratio MODERATE PROJECT Building Height - Zoning (Feet) Withdrawn Stipulations Building Height - Street Wall / Cornice (Feet) - Replace Chimney and Decks and Stairs -Number of Stories Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 **Scale** (i.e. height, volume, coverage...) □ Appropriate □ Inappropriate DISTRICT Case 9 Placement (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 4 Massing (i.e. modules, banding, stepbacks...) □ Appropriate □ Inappropriate Postponed Architectural Style (i.e. traditional – modern) □ Appropriate □ Inappropriate **MEMBERS** Roofs 12 □ Appropriate □ Inappropriate 13 Style and Slope □ Appropriate □ Inappropriate HISTORIC 4 Roof Projections (i.e. chimneys, vents, dormers...) □ Appropriate □ Inappropriate 15 **Roof Materials** □ Appropriate □ Inappropriate **Cornice Line** 16 □ Appropriate □ Inappropriate O COMMISSION 17 Eaves, Gutters and Downspouts Ш □ Appropriate □ Inappropriate 18 Walls □ Appropriate □ Inappropriate Continued Siding / Material 19 □ Appropriate □ Inappropriate **PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate ROPERTY: 180 N 21 **Doors and Windows** □ Appropriate □ Inappropriate <u>~</u> Window Openings and Proportions □ Appropriate □ Inappropriate Ш Window Casing/Trim □ Appropriate □ Inappropriate **_** 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING 25 Storm Windows / Screens □ Appropriate □ Inappropriate 26 Doors □ Appropriate □ Inappropriate Porches and Balconies 27 □ Appropriate □ Inappropriate Projections (i.e. porch, portico, canopy...) □ Appropriate □ Inappropriate Landings/Steps/Stoop/Railings □ Appropriate □ Inappropriate HISTORIC Lighting (i.e. wall, post... Appropriate | Inappropriate Signs (i.e. projecting, wall...) 31 □ Appropriate □ Inappropriate Mechanicals (i.e. HVAC, generators) 32 □ Appropriate □ Inappropriate 33 □ Appropriate □ Inappropriate Garages/ Barns / Sheds (i.e. doors, placement...) □ Appropriate □ Inappropriate 35 Fence / Walls / Screenwalls (i.e. materials, type...) Appropriate | Inappropriate **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 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: ☐ 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: 449 COURT STREET (LUHD-235) Permit Requested: **CERTIFICATE OF APPROVAL Meeting Type: WORK SESSION #C**

<u>A.</u>	<u>Propert</u>	<u>y Information</u>	<u>- General:</u>
	Existing	g Conditions	: :

- Zoning District: CD4-L1 Land Use: Multi-Family
- Land Area: <u>2,613 SF +/-</u>
- Estimated Age of Structure: c. 1996
- Building Style: <u>Traditional</u> Historical Significance: NA
- Public View of Proposed Work: View from Court Street

|--|

Unique Features: <u>NA</u>Neighborhood Association: <u>Sc</u>	outh End	
B. Proposed Work: Add a 4th Floor A	ddition and roof de	ck along Court Street
C. Other Permits Required:		
\square Board of Adjustment	☐ Planning Board	☐ City Council
\square Condo Association	\square Abutting Propert	y Owner
D. Lot Location:		
\Box Terminal Vista	☐ Gateway	☑ Mid-Block
\Box Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
Principal	Accessory	Demolition
F. Sensitivity of Context:		
\Box Highly Sensitive $oldsymbol{arDelta}$ Sensi	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	ing, 10 Pleasant Street)
\Box Invention within a Style (i.e	., Porter Street Townhouse	s, 100 Market Street)
Abstract Reference (i.e. Po	rtwalk, 51 Islington, 55 Cor	ngress Street)
\square Intentional Opposition (i.e.	McIntyre Building, Citizen	s Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Minor Project (i.e. small al	terations, additions or	expansions)

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

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

I. Neighborhood Context:

• The buildings are located along lower Court Street. It's surrounded with many wood- and bricksided structures with no setbacks and shallow sideyards. This structure also abuts Strawbery Banke.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Change the roof design by adding a 4th floor addition and roof deck.
- The addition is generally proposed to be located along the northern property line abutting a taller structure with a common wall containing no openings.
- NOTE The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.
- Design Guideline Reference: Guidelines for Roofing (04), Exterior Woodwork (05), Porches, Steps and Decks (06) and Small Scale New Construction and Additions (10).

K. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



Zoning Map

449 COURT STREET (LUHD-235) – WORK SESSION #C (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY	ITLIG	HBORHOOD CONTEXT					
		Project Information	Existing Proposed	Abutting Structures (Average)	Surrounding Structures					
		GENERAL BUILDING INFORMATION	Building Building (+/-) (Average) (Average) (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)							
STAFF	1	Gross Floor Area (SF)								
₹		` '								
ST	3	· · · · · · · · · · · · · · · · · · ·		AAINIOD DDO IEC	\ T					
				MINOR PROJECT						
	5	Building Height – Street Wall / Cornice (Feet)	A al al	4th Floor Addition and	Doof Dools					
	6	Number of Stories	- Add	4 th Floor Addition and	Koot Deck -					
	7	Building Coverage (% Building on the Lot)								
		PROJECT REVIEW ELEMENT	APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS					
	= 8	Scale (i.e. height, volume, coverage)			□ Appropriate □ Inappropriate					
		Placement (i.e. setbacks, alignment)			□ Appropriate □ Inappropriate					
		Massing (i.e. modules, banding, stepbacks)			□ Appropriate □ Inappropriate					
	ن 1	Architectural Style (i.e. traditional – modern)			□ Appropriate □ Inappropriate					
	1	P. Roofs			☐ Appropriate ☐ Inappropriate					
	1	Style and Slope			□ Appropriate □ Inappropriate					
¦	1	Roof Projections (i.e. chimneys, vents, dormers)			□ Appropriate □ Inappropriate					
	1	Roof Materials			☐ Appropriate ☐ Inappropriate					
	1	Cornice Line			□ Appropriate □ Inappropriate					
-	1	Eaves, Gutters and Downspouts			□ Appropriate □ Inappropriate					
	<u> </u>	3 Walls			□ Appropriate □ Inappropriate					
	ERIALS 1	Siding / Material			□ Appropriate □ Inappropriate					
	2	Projections (i.e. bays, balconies)			□ Appropriate □ Inappropriate					
	≥ 2	Doors and Windows			☐ Appropriate ☐ Inappropriate					
	∞ 2	2 Window Openings and Proportions			□ Appropriate □ Inappropriate					
	2				□ Appropriate □ Inappropriate					
	2				□ Appropriate □ Inappropriate					
		5 Awnings			□ Appropriate □ Inappropriate					
	2	Doors			□ Appropriate □ Inappropriate					
	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Porches and Balconies			☐ Appropriate ☐ Inappropriate					
	2	Projections (i.e. porch, portico, canopy)			□ Appropriate □ Inappropriate					
	2	Landings/ Steps / Stoop / Railings			☐ Appropriate ☐ Inappropriate					
	3	Lighting (i.e. wall, post)			☐ Appropriate ☐ Inappropriate					
	3	Signs (i.e. projecting, wall)			☐ Appropriate ☐ Inappropriate					
	3	Mechanicals (i.e. HVAC, generators)			□ Appropriate □ Inappropriate					
	3				□ Appropriate □ Inappropriate					
: _	3				☐ Appropriate ☐ Inappropriate					
	2 3				☐ Appropriate ☐ Inappropriate					
	3				□ Appropriate □ Inappropriate					
	S S S S S S S S S S S S S S S S S S S	. • • • • • • • • • • • • • • • • • • •			□ Appropriate □ Inappropriate					
	3 3	, ,			☐ Appropriate ☐ Inappropriate					
	3				□ Appropriate □ Inappropriate					
	4	, , , , , ,			□ Appropriate □ Inappropriate					
Н	1. 2.	tose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property value	☐ Yes ☐ No 5. Co	aintain the special character of the [emplement and enhance the archite emote the education, pleasure and						

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

A. Property Information - General:

Project Address: 500 MARKET STREET (LUHD-236) Permit Requested: **CERTIFICATE OF APPROVAL WORK SESSION #D Meeting Type:**

	 Existing Conditions: Zoning District: CD4-L1 Land Use: Mixed-Use Land Area: 102,680 SF +/- Estimated Age of Structure: c. 19 Building Style: Classical Revival Historical Significance: C Public View of Proposed Work: Note Unique Features: NA Neighborhood Association: Nob 	View from Market	<u>Street</u>
<u>B.</u>	. Proposed Work: Replace trash encl	osure.	
<u>C.</u>	C. Other Permits Required:		
	Board of Adjustment	Planning Board	☐ City Council
	☐ Condo Association	Abutting Property	Owner Owner
<u>D.</u>). Lot Location:		
	☐ Terminal Vista ☐	Gateway	☑ Mid-Block
	☐ Intersection / Corner Lot	Rear Lot	
<u>E.</u>	. Existing Building to be Altered/ Demolis	shed:	
	☐ Principal ☐	✓ Accessory	✓ Demolition
<u>F.</u>	. Sensitivity of Context:		
	\square Highly Sensitive \square Sensitive	e 🗹 Low Sensitivity	\square "Back-of-House"
<u>G.</u>	6. Design Approach (for Major Projects):		
	☑ Literal Replication (i.e. 6-16 Co	ngress, Jardinière Buildir	ng, 10 Pleasant Street)
	\square Invention within a Style (i.e., Po	orter Street Townhouses,	, 100 Market Street)
	Abstract Reference (i.e. Portwo	alk, 51 Islington, 55 Cong	gress Street)
	☐ Intentional Opposition (i.e. Mo	cIntyre Building, Citizen's	Bank, Coldwell Banker)
<u>H.</u>	I. Project Type:		
	Consent Agenda (i.e. very sm	nall alterations, add	itions or expansions)
	☑ Minor Project (i.e. small alter	ations, additions or	expansions)
	☐ Moderate Project (i.e. signific	cant additions, alter	rations or expansions)
	Major Project (i.e. very large	alternations addition	ons or expansions)

I. Neighborhood Context:

• The buildings are located along Market Street along the North Mill Pond. It's surrounded with many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

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

The Application is proposing to:

- Replace the brick dumpster enclosure with wooden fencing.
 NOTE The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.

• <u>Design Guideline Reference</u>: Guidelines for Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:





Rear Decks and Aerial View Image



Zoning Map

500 MARKET STREET (LUHD-236) – WORK SESSION #D (MINOR)

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY		NEIGHBORHOOD	CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Sur	rounding Structures (Average)	5. 1. 2.
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & ASSE	SSOR'S INFO)			
STAFF	1	Gross Floor Area (SF)	•		•			7
⋖	2	Floor Area Ratio (GFA/ Lot Area)						FO 18810 Let: 2-1
S	3	Building Height / Street-Width Ratio			MINOR PRO) IECT		
	4	Building Height – Zoning (Feet)				JILCI		T S D
	5	Building Height – Street Wall / Cornice (Feet)		_ D	eplace Trash E	inclosuro –		
	6	Number of Stories		– K	epiace masme	liciosole –		→ > → >
	7	Building Coverage (% Building on the Lot)						- 수 5 개 및
		PROJECT REVIEW ELEMENT	APPLICA	NT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O 5 6 5
×	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
CONTEXT	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
2	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	
	15	Roof Materials					□ Appropriate □ Inappropriate	
	16	Cornice Line					□ Appropriate □ Inappropriate	EV HISTO RKET S
	17	Eaves, Gutters and Downspouts					□ Appropriate □ Inappropriate	」 Ⅲ ☆ 凹
DESIGN & MATERIALS	18	Walls					□ Appropriate □ Inappropriate	
E	19	Siding / Material					□ Appropriate □ Inappropriate	╛╸┰┪
_	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	- [— []
≥	21	Doors and Windows					□ Appropriate □ Inappropriate	
Z	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	
DESIGN	23	Window Casing/ Trim					□ Appropriate □ Inappropriate	
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate	
l S	25	Awnings					□ Appropriate □ Inappropriate	\exists \bigcirc \nwarrow \trianglerighteq \vDash
BUILDING	26	Doors					□ Appropriate □ Inappropriate	- · · · · ·
B	27	Porches and Balconies					□ Appropriate □ Inappropriate	
	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	⊣ 🗕 କୁ 💆
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	⊣ — ⊾ -
	30	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate	_
	31	Signs (i.e. projecting, wall)					☐ Appropriate ☐ Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
	33	Decks					□ Appropriate □ Inappropriate	
-	34	Garages/ Barns / Sheds (i.e. doors, placement) Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	THE WATER WATER WATER
Z	35			+			□ Appropriate □ Inappropriate	
DESIGN	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	
SITE	39	Parking (i.e. location, access, visibility)					□ Appropriate □ Inappropriate	A diameter
"	40	Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н		use and Intent:		<u>l</u>			□ Appropriate □ Inappropriate	A CONTRACTOR OF THE PROPERTY O
ш.	-	eserve the integrity of the District:	□ Yes □	No. 4 Mainta	ain the special characte	ar of the District:		□ Yes □ 1
					lement and enhance th		toric character:	
		ssessment of the Historical Significance:						
	J. C	onservation and enhancement of property value	Jes: ☐ Yes ☐	ino 6. Promo	ne me education, pleas	ure and wellare of the	District to the city residents and visite	ors: \square Yes \square 1
<u>I. F</u>		v Criteria / Findings of Fact:	r					
		onsistent with special and defining character o						
	2. Cc	ompatibility of design with surrounding propertie	es:	□ Yes □ No 4. Comp	atibility of innovative ted	chnologies with surroun	ding properties: □ Yes □ No	

Project Evaluation Form: <u>53 GREEN STREET (LUHD-257)</u>
Permit Requested: <u>CERTIFICATE OF APPROVAL</u>
Meeting Type: <u>WORK SESSION #E</u>

• • • • • • • • • • • • • • • • • • • •			<u> </u>
A. Property Information - Ge Existing Conditions: • Zoning District: CD5 • Land Use: Comme • Land Area: 78.843 • Estimated Age of St • Building Style: Indus • Number of Stories: 2 • Historical Significan • Public View of Prop • Unique Features: N • Neighborhood Asso	rcial SF +/- tructure: c. trial 2.0 ce: Non-Co osed Work A ciation: No	ontributing : View from Market orth End	
B. Proposed Work: To add	<u>1 a new 5-5</u>	tory Mixed-Use Apo	artment Building
C. Other Permits Required:			
☐ Board of Adjusti	ment	☑ Planning Board	☐ City Council
D. Lot Location:			
☐ Terminal Vista		☑ Gateway	☐ Mid-Block
\square Intersection / (Corner Lot	☐ Rear Lot	
E. Existing Building to be Alt	ered/ Demo	olished:	
✓ Principal		☐ Accessory	☑ Demolition
F. Sensitivity of Neighborhoo	od Context:		
☐ Highly Sensitive	e 🗌 Sensiti	ve 🗹 Low Sensitivity	√ 🗆 "Back-of-House'
G. Design Approach (for Mo	ajor Projects	<u>s):</u>	
Literal Replicati	on (i.e. 6-16 C	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
✓ Invention with	in a Style (i.e	e., Porter Street Townhouse	es, 100 Market Street)
☐ Abstract Refer	ence (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
☐ Intentional Op	position (i.e.	McIntyre Building, Citizen'	s Bank, AC Hotel)
H. Project Type:			
☐ Consent Agend	da (i.e. very	small alterations, add	ditions or expansions)
☐ Minor Project (i.	.e. small alte	erations, additions or	expansions)
☐ Moderate Proj	ect (i.e. sign	ificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• This non-contributing structure is located along Green Street and is surrounded with many other brick or metal-clad buildings between 1-5 stories in height. Much of the North End was cleared during Urban Renewal period in the 1960s but the buildings on this site were outside the limit of clearing. The abutting 233 Vaughan Street building and the AC Hotel were recently completed and the AC Hotel project includes a community space requirement for public access to and along the waterfront. Such improvements are still be implemented by the developer.

J. Staff Comments and Suggestions for Consideration:

- The proposed massing and scale is significant for the size of the site but it is generally consistent with the abutting AC Hotel and the underlying zoning requirements in the CD4 Character District.
- The proposed building is 3-5 Stories in height which requires community space to be provided in exchange for the added height.
- The existing buildings will be demolished as part of the project.
- NOTE The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.

Design Guideline Reference – Guidelines for Commercial Developments and Storefronts (12).

K. Proposed Design, Street View and Aerial View:





Proposed Design and Street View Image of Existing Conditions



Aerial View

HISTORIC SURVEY RATING

NC

			53 GREEN S	TREET (LUHD-257) – WORK SESSIC	N #E (MAJO	R)	
		INFO/ EVALUATION CRITERIA		CT PROPERTY		NEIGHBORHO		
	Ma	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)	
	- NA	GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)			
5	1	Gross Floor Area (SF)			•	•		
!	2	Floor Area Ratio (GFA/ Lot Area)						O S -5:
)	3	Building Height / Street-Width Ratio						
	4	Building Height – Zoning (Feet)			MAJOR PRO	JJECI		MIS:
	5	Building Height – Street Wall / Cornice (Feet)	-	Clare Clare		Clama AAina	ad Haa Duildina	_
	6	Number of Stories	– K	emove structure	es & Construct a	5-310ry , MIX	ed-Use Building –	∠ ≥ <u> </u>
	/	Building Coverage (% Building on the Lot)	LIDO	004445450	-	FOTIONIC	ADDRODDIATEMERS	
		PROJECT REVIEW ELEMENT	HDC	COMMENTS	HDC SUGG	F211ON2	APPROPRIATENESS	_ ၂၂ ပု ၜွ
ONTEXT	8	Scale (i.e. height, volume, coverage)					☐ Appropriate ☐ Inappropriate	
Ž	9	Placement (i.e. setbacks, alignment)					☐ Appropriate ☐ Inappropriate	
00	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)					☐ Appropriate ☐ Inappropriate	LA DISTRI
\vdash		, ,					□ Appropriate □ Inappropriate	
	12	Roofs Style and Slope					☐ Appropriate ☐ Inappropriate	
	13	Style and Slope Roof Projections (i.e. chimneys, vents, dormers)					☐ Appropriate ☐ Inappropriate	⊣ 🕇 🖯 เม
	14	Roof Materials					☐ Appropriate ☐ Inappropriate	
	15	Cornice Line					☐ Appropriate ☐ Inappropriate	V V
	16 17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	,
N	18	Walls					□ Appropriate □ Inappropriate	HIS. W
I	19	Siding / Material					□ Appropriate □ Inappropriate	
MATERIA	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate	/> דּ בּּ
I ≨	21	Doors and windows					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	— ⊢ 5 ს
૰ઁ	22	Window Openings and Proportions					□ Appropriate □ Inappropriate	— മ ്ന
S U		Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	
DESIG	24	Window Casing/ IIIII Window Shutters / Hardware					□ Appropriate □ Inappropriate	
G D		Awnings					□ Appropriate □ Inappropriate	RTS.
DIN	26	Doors					□ Appropriate □ Inappropriate	
⊒	27	Porches and Balconies					□ Appropriate □ Inappropriate	ا ھ
BUILI	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	
S S	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					□ Appropriate □ Inappropriate	
ED	38	Driveways (i.e. location, material, screening)					☐ Appropriate ☐ Inappropriate	
SITE	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate	
Н.	1. Pro	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property val	☐ Yes ☐ ☐ Yes ☐ Ues: ☐ Yes ☐	No 5. Cor	intain the special characte mplement and enhance the mote the education, pleas	ne architectural and		☐ Yes ☐ ☐ Yes ☐ tors: ☐ Yes ☐
<u>l.</u>	Review 1. Co	or Criteria / Findings of Fact: onsistent with special and defining character of properties on patibility of design with surrounding properties	f surrounding proper	ties: □Yes□No 3. Rek	·	ectural value of exist	ing structure: □ Yes □ No	.5.5.

CERTIFICATE OF APPROVAL Permit Requested:

Meeting Type: WORK SESSION #F

Existing	Coi	ndit	ioi	าร:

Project Address:

- Zoning District: GRB
- Land Use: Single Family

- Land area: 5,660 SF +/Estimated Age of Structure: c.1875
 Building Style: Greek Revival
 Historical Significance: C
 Public View of Proposed Work: View from Marcy St. & Meeting House Hill Rd.
 Unique Features: Non-Contributing

279 MARCY ST. (LUHD-259)

- Neighborhood Association: South End

B. Proposed Work: To add a recesse	<u>d roof dormer.</u>	
C. Other Permits Required:		
☑ Board of Adjustment	☐ Planning Board	City Council
D. Lot Location:		
Terminal Vista	Gateway	☑ Mid-Block
☐ Intersection / Corner Lot	☐ Rear Lot	
E. Existing Building to be Altered/ Demo	olished:	
✓ Principal	Accessory	Demolition
F. Sensitivity of Context:		
\square Highly Sensitive $oldsymbol{arDelta}$ Sensitive	ive \square Low Sensitivity	☐ "Back-of-House"
G. Design Approach (for Major Project	<u>s):</u>	
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Building,	, 10 Pleasant Street)
☑ Invention within a Style (i.e	e., Porter Street Townhouses,	100 Market Street)
\square Abstract Reference (i.e. Poi	twalk, 51 Islington, 55 Congr	ress Street)
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen's E	Bank, Coldwell Banker)
H. Project Type:		
\square Consent Agenda (i.e. very	small alterations, addit	ions or expansions)
\square Minor Project (i.e. small alte	erations, additions or ex	kpansions)
☑ Moderate Project (i.e. sig	nificant additions, alter	ations or expansions)
☐ Major Project (i.e. very larg	ge alternations, additio	ns or expansions)

I. Neighborhood Context:

a. The building is located near the Meeting House along Marcy Street in the heart of the South End. It is surrounded with many 2-3 story wood-sided historic structures with no front yard setback and small rear yards and garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- Add a recessed roof deck within the southern roof structure.
- NOTE The deadline for the applicant to submit new information for the 3-10-21 meeting is next Wednesday. Once submitted, we will forward the submitted material to the Commission.

Design Guideline Reference - Guidelines for Exterior Woodwork (05), Porches, Steps and Decks (06), Windows and Doors (08,) and Small Scale New Construction and Additions (10).

Aerial Image, Street View and Zoning Map:





Proposed Alterations and Existing Conditions



Zoning Map

HISTORIC SURVEY RATING NC

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			2/Y MAKCY S	SI. (LUHD-259) -	- WORK SESSION #	T (MODEKA				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHO	OD CONTEXT			
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)		Surrounding Structures (Average)			
	N-	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	ASSESSOR'S INFO)					
E	1	Gross Floor Area (SF)	,							
STAFF	2	Floor Area Ratio (GFA/ Lot Area)								
S	3	Building Height / Street-Width Ratio			MINOR PRO	IFCT				
	4	Building Height – Zoning (Feet)		MINORIROJECI						
	5	Building Height – Street Wall / Cornice (Feet)		- Constru	ct a Recessed Ro	of Dormer a	nd Deck -			
	<u> 6</u>	Number of Stories		CONSILO	er a necessea no	oi boillici a	III DCCK			
		Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	ADDIICAN	IT'S COMMENTS	HDC SUGGE	2IAOIT2	APPROPRIATENESS			
_	0	Scale (i.e. height, volume, coverage)	AFFLICAI	AL 2 COMMENTS	HDC 30GGE	3110143				
ONTEXT	0	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate			
N	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate			
ပိ	11	Architectural Style (i.e. traditional – modern)					 □ Appropriate □ Inappropriate □ Appropriate 			
	12	Roofs					 □ Appropriate □ Inappropriate 			
2	13	Style and Slope					□ Appropriate □ Inappropriate			
8E	14	Roof Projections (i.e. chimneys, vents, dormers)					 □ Appropriate □ Inappropriate 			
MEMBERS	15	Roof Materials					☐ Appropriate ☐ Inappropriate			
֡֝֟֝ ֡	16	Cornice Line					☐ Appropriate ☐ Inappropriate			
	17	Eaves, Gutters and Downspouts					 □ Appropriate □ Inappropriate 			
VIS	18	Walls					□ Appropriate □ Inappropriate			
SSION ATERIALS	19	Siding / Material					□ Appropriate □ Inappropriate			
WW %	20	Projections (i.e. bays, balconies)					□ Appropriate □ Inappropriate			
	21	Doors and Windows					□ Appropriate □ Inappropriate			
	22	Window Openings and Proportions					□ Appropriate □ Inappropriate			
ESIG	23	Window Casing/ Trim					□ Appropriate □ Inappropriate			
	24	Window Shutters / Hardware					□ Appropriate □ Inappropriate			
DING	25	Awnings					□ Appropriate □ Inappropriate			
	26	Doors					□ Appropriate □ Inappropriate			
	27	Porches and Balconies					□ Appropriate □ Inappropriate			
BUILDING	28	Projections (i.e. porch, portico, canopy)					☐ Appropriate ☐ Inappropriate			
	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate			
↓	30 31	Lighting (i.e. wall, post)					□ Appropriate □ Inappropriate			
5	32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate			
	33	Decks					□ Appropriate □ Inappropriate			
HISTORIC	34	Garages/ Barns / Sheds (i.e. doors, placement)					 □ Appropriate □ Inappropriate □ Appropriate 			
_	35	Fence / Walls (i.e. materials, type)					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 			
NO NO	36	Grading (i.e. ground floor height, street edge)					 □ Appropriate □ Inappropriate 			
DESIGN	37	Landscaping (i.e. gardens, planters, street trees)					 □ Appropriate □ Inappropriate 			
	38	Driveways (i.e. location, material, screening)					 □ Appropriate □ Inappropriate 			
SITE	39	Parking (i.e. location, access, visibility)					☐ Appropriate ☐ Inappropriate			
	40	Accessory Buildings (i.e. sheds, greenhouses)					☐ Appropriate ☐ Inappropriate			
<u>H.</u>	Purpo	se and Intent:					, , , , , , , , , , , , , , , , , , ,			
		eserve the integrity of the District:	□ Yes □	No 4. Mo	aintain the special character	of the District:				
		sessment of the Historical Significance:	□ Yes □		omplement and enhance the		historic character:			
		onservation and enhancement of property val	ues: 🗆 Yes 🗆		•		ne District to the city residents and vis			
1 0		Criteria / Findings of Fact:			•		,			
<u>1. K</u>		onsistent with special and defining character o	f surrounding propert	ies. Li Aes Li Nio 3 Po	lation to historic and architec	ctural value of evicti	ng structure: 🗆 Yes 🗆 No			
		empatibility of design with surrounding properties	<u> </u>		empatibility of innovative tecl		_			
	z. CC	mpanonny or design with surrounding properti	5 3.	□ 163 □ NO 4. CC	ampanomy of inflovative tect	TITIOIOGIES WITH SUITO	oriding properties. \Box res \Box NO			