Staff Report – April 7th & 14th, 2021

Arpil 7th MEETING

Administrative Approvals:

- 1. 37 South St. (LUHD-286)
- 2. 58 South St. (LUHD-285)
- 3. 319 Vaughan St. (LUHD-287)
- 4. 500 Market St. (LUHD-288)
- 5. 229 Pleasant ST. (LUHD-289)
- 6. 135 Congress St. (LUHD-293)
- 7. 74 Congress St. (LU-21-35)
- 8. 22 Daniel St. (LUHD-294)
- 9. 38 Chapel St. (LUHD-295)
- 10. 261 South St. (LUHD-297)
- 11. 16 Porter St. (LUHD-270)
- 12. 166 New Castle Ave. (LUHD-298) Recommend Approval
- 13. 17 Hunking St. (LUHD-302)
- 14. 99 Marcy Street (LUHD-303)

- Recommend Approval

REQUEST FOR REHEARING:

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

EXTENSION REQUEST:

50 Austin Street (LU-21-249) (Enclosed porch)

PUBLIC HEARINGS - NEW BUSINESS:

- 333 New Castle Ave. (LU-21-45) (Windows)
- 238 Marcy St. (LU-21-53) (Solar panels)
- 3. 17 Pray St. (LU-21-56) (Windows and doors)
- 91 Lafayette Rd. (LU-21-52) (Garage)

April 14th MEETING

Administrative Approvals:

- 1. 410 Islington St. (LUHD-281)
- Recommend Approval
- 2. 124 State St. (LUHD-283)
- Recommend Approval

3. 57 Salter St. (LUHD-)

- Recommend Approval

4. ...

WORK SESSIONS – OLD BUSINESS:

- A. 1-31 Raynes Ave. (LUHD-234) (2, 5 story Buildings)
- 64 Vaughan St. (LUHD-277) (3 Story Addition)
- C. 180 New Castle Ave. (LUHD-233) (Stairs & Chimney)
- D. 449 Court St. (LUHD-235) (Stairs & Chimney)
- 53 Green St. (LUHD-257) (5 Story Mixed-Use Building)
- 279 Marcy St. (LUHD-259) (Recessed deck and dormer)

WORK SESSIONS - NEW BUSINESS:

150 Daniel St. (LUHD-290) (2 Story carriage house)



LOCATOR MAP

COMMISSION HISTORIC DISTRICT

MEETING DATE: April 7th & 14th, 2021 30 APPLICATIONS:

Project Address:	33 JEWELL COURT (LU-20-191)					
Permit Requested:	CERTIFICATE OF APPROVAL					
Meeting Type:	RE-HEARING #1					
Existing Conditions: • Zoning District: CD4-W • Land Use: Commercial • Land Are: 34,791 SF +/- • Estimated Age of Structure: c. • Building Style: NA • Historical Significance: C • Public View of Proposed Work • Unique Features: Former France • Neighborhood Association: W	:: <u>View from Islington and S. Albany Streets</u> k <u>Jones Brewery</u>					
B. Proposed Work: To replace slate s	<u>shingles with asphalt.</u>					
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board ☐ City Council					
✓ Condo Association D. Lot Location:	□ Abutting Property Owner					
Terminal Vista	☐ Gateway ☑ Mid-Block					
☐ Intersection / Corner Lot						
E. Existing Building to be Altered/ Demo	olished:					
Principal	☐ Accessory ☐ Demolition					
F. Sensitivity of Context:						
☐ Highly Sensitive ☑ Sensi	tive \square Low Sensitivity \square "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)					
\Box 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. Project Type:						
\square Consent Agenda (i.e. very	small alterations, additions or expansions)					
☑ Minor Project (i.e. small alt	terations, additions or expansions)					
☐ Moderate Project (i.e. sign	nificant additions, alterations 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 of 3-31-21 the applicant indicated that she would pursue the repair option. We are awaiting written confirmation of such.

Design Guideline Reference – Guidelines for Roofing (04).

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

			33 JEWELL COURT	(LU-20-19	1) - RE-HEARING	G #1 (MINOR))	
		INFO/ EVALUATION CRITERIA	SUBJECT PROI	PERTY		NEIGHBORHOO	DD CONTEXT	
	Na	Project Information	•	Proposed uilding (+/-)	Abutting Structures (Average)		urrounding Structures (Average)	-
L	NIA.	GENERAL BUILDING INFORMATION	(ESTIMATED FROM T	HE TAX MAPS & AS	SESSOR'S INFO)			□
_	1	Gross Floor Area (SF)						OR SION
<u> </u>	2	Floor Area Ratio (GFA/ Lot Area)						
?	3	Building Height / Street-Width Ratio			MINOR PRO) IFCT		O 18 4
	<u>4</u>	Building Height - Zoning (Feet)						MIS te:
		Building Height – Street Wall / Cornice (Feet) Number of Stories	_	Replace S	late Shingles wi	th Asphalt Sh	inales –	≥ ₺
	7	Building Coverage (% Building on the Lot)			9		3	
	•	PROJECT REVIEW ELEMENT	APPLICANT'S COMM	MENTS	HDC SUGG	ESTIONS	APPROPRIATENESS	O 8 =
b	8	Scale (i.e. height, volume, coverage)					□ Appropriate □ Inappropriate	
	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate	
O N	10	Massing (i.e. modules, banding, stepbacks)					□ Appropriate □ Inappropriate	
ပ	11	Architectural Style (i.e. traditional – modern)					□ Appropriate □ Inappropriate	
ი	12	Roofs					□ Appropriate □ Inappropriate	
	13	Style and Slope					□ Appropriate □ Inappropriate	
9	14	Roof Projections (i.e. chimneys, vents, dormers)					□ Appropriate □ Inappropriate	ା ଏ ଝ ଶ
≥	15	Roof Materials					□ Appropriate □ Inappropriate	
MEMBERS	16	Cornice Line					□ Appropriate □ Inappropriate	EVA ISTORIC ell Coul
	17	Eaves, Gutters and Downspouts					☐ Appropriate ☐ Inappropriate	— ш 🖺
OMMISSION SIGN & MATERIALS	18	Walls					☐ Appropriate ☐ Inappropriate	、
	19	Siding / Material					☐ Appropriate ☐ Inappropriate	— ≯ ≒ 9
2 \{	20	Projections (i.e. bays, balconies)					☐ Appropriate ☐ Inappropriate	— ⊢ 5 ‰
8 8	21	Doors and Windows					☐ Appropriate ☐ Inappropriate	ା ଜ ୁ ଚୁଞ୍ଚ
≥ Z	22	Window Openings and Proportions Window Casing/ Trim					□ Appropriate □ Inappropriate	—∣ш ў ў
\ ш	24	Window Casing/ IIIII Window Shutters / Hardware					 □ Appropriate □ Inappropriate □ Appropriate □ Inappropriate 	PERTY
	25	Awnings					□ Appropriate □ Inappropriate	OPE ORTSM
BUILDING	26	Doors					 □ Appropriate □ Inappropriate 	\exists $oldsymbol{O}$ $oldsymbol{O}$ $oldsymbol{O}$
	27	Porches and Balconies					□ Appropriate □ Inappropriate	
5 ॼ	28	Projections (i.e. porch, portico, canopy)					□ Appropriate □ Inappropriate	<u> </u>
7	29	Landings/ Steps / Stoop / Railings					☐ Appropriate ☐ Inappropriate	─ ← −
ا ر	30	Lighting (i.e. wall, post)					 □ Appropriate □ Inappropriate 	
로	31	Signs (i.e. projecting, wall)					□ Appropriate □ Inappropriate	
ا ك	32	Mechanicals (i.e. HVAC, generators)					□ Appropriate □ Inappropriate	
DISIORIC PINIORIC	33	Decks					□ Appropriate □ Inappropriate	
┗	34	Garages/Barns / Sheds (i.e. doors, placement)					□ Appropriate □ Inappropriate	
z	35	Fence / Walls (i.e. materials, type)					□ Appropriate □ Inappropriate	100
ESIGN	36	Grading (i.e. ground floor height, street edge)					☐ Appropriate ☐ Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees)					☐ Appropriate ☐ Inappropriate	
SITE	38	Driveways (i.e. location, material, screening)					□ Appropriate □ Inappropriate	
"	39 40	Parking (i.e. location, access, visibility) Accessory Buildings (i.e. sheds, greenhouses)					□ Appropriate □ Inappropriate	
Н		se and Intent:					□ Appropriate □ Inappropriate	
<u> </u>		eserve the integrity of the District:	□ Yes □ No	4 Mair	ntain the special characte	er of the District		□ Yes
		sessment of the Historical Significance:	□ Yes □ No		plement and enhance the		nistoric character	□ Yes
		onservation and enhancement of property valu			•		e District to the city residents and vis	
		Criteria / Findings of Fact:		0. 11011	ioto into oducation, picas	SOLO GLIG WOLLGIG OF IL	o District to the city residents dild vis	J. 1013. L. 103
<u>1. I</u>		onsistent with special and defining character of	surrounding properties. \Box Ye	s⊓No 3 Rela	tion to historic and archite	ectural value of existir	ng structure: 🗆 Yes 🗆 No	
		empatibility of design with surrounding propertie	<u> </u>		patibility of innovative te		<u> </u>	
	z. C0	mipalibility of design with solloonaling propertie). UTC	3 LINO 4, COII		Chilologics with sulfor		

Project Address: 333 NEW CASTLE AVE. (LU-21-45) **Permit Requested: CERTIFICATE OF APPROVAL Meeting Type: PUBLIC HEARING #1**

- Zoning District: SRB
- Land Use: Single Family
- Land Area: 13,068 SF +/-

- Estimated Age of Structure: c.1890
 Building Style: Vernacular
 Historical Significance: NA
 Public View of Proposed Work: Limited view from New Castle Ave.
- Unique Features: <u>NA</u>

H. Project Type:

Neighborhood Association: South End

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		<u> </u>				
C. Other Permits Required:						
☐ Board of Adjustment	☐ Planning Board	☐ City Counci				
D. Lot Location:						
☐ Terminal Vista	Gateway	☑ Mid-Block				
\Box Intersection / Corner Lot	☐ Rear Lot					
E. Existing Building to be Altered/ Demolished:						

_	_ Terriiridi vista	□ Odieway	MIG-DIOCK
	Intersection / Corner Lot	Rear Lot	
E. Existing I	Building to be Altered/ Demo	lished:	
5	☑ Principal	☐ Accessory	Demolition
F. Sensitivit	y of Context:		
	\square Highly Sensitive \square Sensitiv	ve 🗹 Low Sensitivity	"Back-of-House
G. Design	Approach (for Major Projects	<u>s):</u>	
	Literal Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
	Invention within a Style (i.e.,	, Porter Street Townhouses	, 100 Market Street)
	Abstract Reference (i.e. Por	twalk, 51 Islington, 55 Con	gress Street)
	Intentional Opposition (i.e. t	McIntyre Building, Citizen's	Bank, Coldwell Banker)

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 alternations, additions or expansions)

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

I. Neighborhood Context:

• The building is located along New Castle Ave. across from Round Island in the South End. It is surrounded with many 1.5-2 story wood-sided historic structures with small rear and side yards with garden areas.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

• Replace two casement windows that were damaged in a recent storm with a picture window and two double-hung windows.

Design Guideline Reference – Guidelines for Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:





Proposed Alterations and Existing Conditions



Zoning Map

			3 NEW CASII	LE AVE. (LU-21-4	15) – P UBLIC HEAI	RING #1 (MINOR)					
	INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT										
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	X 7-21				
	- 11-	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & A	ASSESSOR'S INFO)		i _ !!				
	1	Gross Floor Area (SF)	<u> </u>		•		FOR MISSION I Date: 4				
	2	Ploor Area Ratio (GFA/ Lot Area)					SS/C				
	3	Building Height / Street-Width Ratio		MINOR PROJECT							
	4	Building Height – Zoning (Feet)				JJLCI	— ₹ 6				
	5	Building Height – Street Wall / Cornice (Feet)		_	- Replace Two W	Vindows –	≥ <u>-</u> _				
	6	Number of Stories			- Kepiace IWO W	VIIIGOWS —	Ζ ξ:				
	7	Building Coverage (% Building on the Lot)									
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGG	SESTIONS APPROPRIATENESS					
×	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappropriate					
岸	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappropriate					
Ō	10	5 (100 5 100				☐ Appropriate ☐ Inappropriate	<u> </u>				
O	11	1 Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappropriate					
	12					☐ Appropriate ☐ Inappropriate					
	13	, ,				☐ Appropriate ☐ Inappropriate					
	14					☐ Appropriate ☐ Inappropriate	─ ◀ ஜ ய				
	14					☐ Appropriate ☐ Inappropriate	EV A HISTORI CASTLE				
	16					☐ Appropriate ☐ Inappropriate	= > 5 P				
COMMISSION MEMBERS DESIGN & MATERIALS	17					☐ Appropriate ☐ Inappropriate	<u> —</u> ш ≲ Қ				
	18					☐ Appropriate ☐ Inappropriate					
	19					☐ Appropriate ☐ Inappropriate					
	20					□ Appropriate □ Inappropriate	<u>-</u>				
ૐ	22					□ Appropriate □ Inappropriate					
S N	23					☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate					
ESI	24				1	□ Appropriate □ Inappropriate					
O O	2					□ Appropriate □ Inappropriate					
Ž	20					□ Appropriate □ Inappropriate					
=	27					□ Appropriate □ Inappropriate					
B	28					□ Appropriate □ Inappropriate					
	29					□ Appropriate □ Inappropriate					
	30	O Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	<u> </u>				
	31	1 Signs (i.e. projecting, wall)				□ Appropriate □ Inappropriate					
	32	2 Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate					
	33					☐ Appropriate ☐ Inappropriate	e				
	34	2 2 3 2 2 7 2 2 7 2 2 2 7 2 2 2 2 7 7 2 2 2 2 2 7 7 2 2 2 2 2 7 7 7 2 2 2 2 2 7				☐ Appropriate ☐ Inappropriate					
z	35					☐ Appropriate ☐ Inappropriate					
ESIGN	36	9 ()				☐ Appropriate ☐ Inappropriate					
DES	37	. •				☐ Appropriate ☐ Inappropriate					
빌	38					☐ Appropriate ☐ Inappropriate					
<u>S</u>	39					□ Appropriate □ Inappropriate					
<u> </u>	4(D	3 (1111 111, 9 11				☐ Appropriate ☐ Inappropriate	9				
п.		Dragging the integrity of the District:		No. 4 14-	intain the anacial stages to	or of the District	□ Vaar				
		Preserve the integrity of the District:	□ Yes □		nintain the special characte		☐ Yes [
		Assessment of the Historical Significance:	□ Yes □		•	he architectural and historic character:	☐ Yes [
	J. (Conservation and enhancement of property value	ues:	1NO 6. Pro	princie ine education, pieds	sure and welfare of the District to the city residents and	visitors:				
<u>l. I</u>		ew Criteria / Findings of Fact:									
		Consistent with special and defining character of	<u> </u>			<u> </u>					
	2. (Compatibility of design with surrounding propertie	s:	□ Yes □ No 4. Co	mpatibility of innovative ted	chnologies with surrounding properties: Yes No					

Project Address: 238 MARCY ST. (LU-21-53) **CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #2**

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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

<u>B.</u>	Proposed Work:	To ins	<u>tall so</u>	<u>lar panel</u>	<u>S.</u>

TO ITISTALI SOLAL PAIT	<u> </u>	
<u>nits Required:</u>		
Board of Adjustment	\square Planning Board	☐ City Council
on:		
Terminal Vista	Gateway	☑ Mid-Block
Intersection / Corner Lot	☐ Rear Lot	
ilding to be Altered/ Demo	lished:	
Principal	Accessory	Demolition
of Context:		
Highly Sensitive 🗹 Sensiti	ve \square Low Sensitivity	"Back-of-House
proach (for Major Projects	<u>):</u>	
iteral Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
Invention within a Style (i.e.,	Porter Street Townhouses	, 100 Market Street)
Abstract Reference (i.e. Port	walk, 51 Islington, 55 Cong	gress Street)
Intentional Opposition (i.e.	McIntyre Building, Citizen'	's Bank, Coldwell Banker)
oe:		
Consent Agenda (i.e. very s	small alterations, add	litions or expansions)
Minor Project (i.e. small alte	rations, additions or e	expansions)
Moderate Project (i.e. sign	nificant additions, alte	erations or expansions
	nits Required: Board of Adjustment on: Terminal Vista Intersection / Corner Lot ilding to be Altered/ Demo Principal of Context: Highly Sensitive Sensitive oproach (for Major Projects Literal Replication (i.e. 6-16 County) Invention within a Style (i.e., Abstract Reference (i.e. Port Intentional Opposition (i.e. De: Consent Agenda (i.e. very so	Board of Adjustment

☐ Major Project (i.e. very large alternations, additions 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.

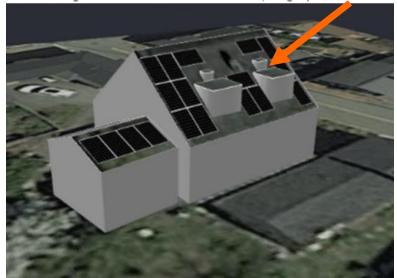
J. Staff Comments and/ or Suggestions for Consideration:

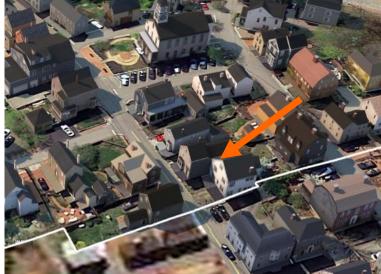
The Application is proposing to:

- 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.

Design Guideline Reference – Guidelines for Roofing (04).

Aerial Image, Street View and Zoning Map:





Aerial and 3D Massing Model Image



Zoning Map

□ Yes □ No

238 MARCY STREET (LU-21-53) - PUBLIC HEARING #2 (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 No :2 Date: 4-7-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.:<u>2</u> 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 **Placement** (i.e. setbacks, alignment...) □ Appropriate □ Inappropriate 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 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 :238 MAR Approved 18 Walls ☐ Appropriate ☐ Inappropriate Continued 19 Siding / Material ☐ 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 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...) □ 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 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 2. Compatibility of design with surrounding properties: ☐ Yes ☐ No 4. Compatibility of innovative technologies with surrounding properties:

17 PRAY STREET (LU-21-56) Project Evaluation Form: **CERTIFICATE OF APPROVAL** Permit Requested: **PUBLIC HEARING #3 Meeting Type:**

Α.	Pro	perty	Info	rmo	ation	-	Gene	eral:
----	-----	-------	------	-----	-------	---	------	-------

Existing	Con	ditio	ns

- Zoning District: <u>General Residential District B (GRB)</u>
 Land Use: <u>Single-Family</u>

- Land Area: 4,791 SF +/-Estimated Age of Structure: c.1800

- Building Style: <u>Federal</u>
 Historical Significance: <u>Contributing</u>
 Public View of Proposed Work: <u>Limited</u> <u>View from Pray St.</u>
- Unique Features: NA
 Neighborhood Association: South End

• Neighborn	ood Association. <u>s</u>	OUIT LIIG	
B. Proposed Work	:: To replace windo	ows and doors.	
C. Other Permits R	<u>equired:</u>		
Board	l of Adjustment	\square Planning Board	☐ City Council
D. Lot Location:			
☐ Term	inal Vista	Gateway	☑ Mid-Block
\square Inters	section / Corner Lot	☐ Rear Lot	
E. Existing Building	<u>j to be Altered/ Dem</u>	olished / Constructed	<u>l:</u>
T Prince	cipal	Accessory	Demolition
F. Sensitivity of Co	ntext:		
\square Highl	y Sensitive \Box Sensit	tive 🗹 Low Sensitivity	y 🗌 "Back-of-House
G. Design Approa	ch (for Major Projec	<u>ts):</u>	
\Box Litera	l Replication (i.e. 6-16	Congress, Jardinière Buildir	ng, 10 Pleasant Street)
✓ Inverse	ntion within a Style (i.	e., Porter Street Townhouse	es, 100 Market Street)
☐ Abstr	act Reference (i.e. Po	ortwalk, 51 Islington, 55 Cor	ngress Street)
☐ Inten	tional Opposition (i.e.	. McIntyre Building, Citizen	's Bank, Coldwell Banker)
H. Project Type:			
☐ Cons	ent Agenda (i.e. very	small alterations, add	ditions or expansions)
☑ Mino	or Project (i.e. small al	terations, additions or	expansions)
☐ Mode	erate Project (i.e. sig	nificant additions, alte	erations or expansions
☐ Majo	r Project (i.e. very lar	ge alterations, addition	ons or expansions)

I. Neighborhood Context:

• The building is located along Pray 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. Background, Comments & Suggested Actions:

The Applicant is seeking to:

- Replace several windows and doors.
- The proposed replacement windows and doors are the Marvin Elevate line.

Design Guideline Reference: Guidelines for Windows and Doors (89)

K. Aerial Images and Maps:



Elevations and 3D Massing Model Image



Zoning Map

			17 PRAY ST	REET (LU-21-56)	- PUBLIC HEARING #3	(MINOR)				
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIG	SHBORHOOD CONTEXT				
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	Z nied			
		GENERAL BUILDING INFORMATION	(ESTIMA	TED FROM THE TAX MAPS & A	SSESSOR'S INFO)		4)			
STAFF	1	Gross Floor Area (SF)					OR SION			
	2			MINOR PROJECT						
S	3	Ü								
	4	Building Height – Zoning (Feet)								
	5	Building Height – Street Wall / Cornice (Feet)		– R€	eplace Windows and	Doors –				
	7	Number of Stories			• -		Z § 5 if			
		Building Coverage (% Building on the Lot)	UDG	00141451170	LID C CHC CECTION	ABBBORBIATENESS	ON F COMMIS :3 Date: 4			
		PROJECT REVIEW ELEMENT	нис	COMMENTS	HDC SUGGESTIONS		→			
	9 9 10	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate				
	<u> </u>	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	No. ™			
	Ö 10					□ Appropriate □ Inappropriate				
S	12					□ Appropriate □ Inappropriate				
MEMBERS	13					□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	ALUARIC DISTRIC DISTRICTOR Approved v			
BE	14	,				□ Appropriate □ Inappropriate				
≶	15	· · · · · · · · · · · · · · · · · · ·				□ Appropriate □ Inappropriate				
ΛE	16	- 				□ Appropriate □ Inappropriate	ISTO I			
	17					☐ Appropriate ☐ Inappropriate				
5		·				□ Appropriate □ Inappropriate				
SIC	18 19					☐ Appropriate ☐ Inappropriate	PR / H			
<u> S</u>	当 20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate				
COMMISSION	₹ 21	Doors and windows				□ Appropriate □ Inappropriate				
>	∞ 22	Window Openings and Proportions				□ Appropriate □ Inappropriate				
O	<u>5</u> 23	Window Casing/ Trim				□ Appropriate □ Inappropriate	— Жұы Т			
_	23 24	Window Shutters / Hardware				□ Appropriate □ Inappropriate				
\mathbf{C}	ტ 25	Storm Windows / Screens / Awnings				□ Appropriate □ Inappropriate				
STRICT	26 27					☐ Appropriate ☐ Inappropriate				
ST	= 27	Porches and Balconies				□ Appropriate □ Inappropriate				
	<u>~</u> 28	Projections (i.e. porch, portico, canopy)				☐ Appropriate ☐ Inappropriate				
	29					☐ Appropriate ☐ Inappropriate				
R	30					☐ Appropriate ☐ Inappropriate				
Ö	31					□ Appropriate □ Inappropriate				
HISTORIC	32					□ Appropriate □ Inappropriate	No.			
王	33					☐ Appropriate ☐ Inappropriate				
	34					☐ Appropriate ☐ Inappropriate	200 March 1982 - 111 Ma			
	<u>S</u> 35	, , , ,				□ Appropriate □ Inappropriate				
	35 36 37					□ Appropriate □ Inappropriate	THE RESERVE OF THE PERSON OF T			
	37 38					□ Appropriate □ Inappropriate				
	39					□ Appropriate □ Inappropriate	111			
	40	ose and Intent:				□ Appropriate □ Inappropriate				
		reserve the integrity of the District:		No. 4 MA	intain the special character of the	District:	□ Yes □ No			
		reserve the integrity of the District. Assessment of the Historical Significance:			intain the special character of the mplement and enhance the archi		□ Yes □ No			
					·					
	. <u>Revi</u> e	Conservation and enhancement of property value Criteria / Findings of Fact:				d welfare of the District to the city residents and v	visitors: □ Yes □ No			
		Consistent with special and defining character o ompatibility of design with surrounding propertie			ation to historic and architectural mpatibility of innovative technolog					

91 LAFAYETTE RD. (LU-21-52) Project Address: CERTIFICATE OF APPROVAL Permit Requested: Meeting Type: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: GRALand Use: Residential
- Land Area: 11,632 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: <u>Likely Contributing</u>
 Public View of Proposed Work: <u>View from Lafayette Street and Willard Ave.</u>
- Unique Features: NA
- Neighborhood Association: Wibird

Proposed Work: To install a two-car garage

B. Proposed W	<u>ork:</u> <u>10 insiali a 1wo-ca</u>	<u>r garage.</u>	
C. Other Permit	s Required:		
□ Во	ard of Adjustment	\square Planning Board	☐ City Council
D. Lot Location	<u>:</u>		
□ Те	rminal Vista	☐ Gateway	☐ Mid-Block
☑ In	tersection / Corner Lot	☐ Rear Lot	
E. Existing Build	ing to be Altered/ Demo	lished:	
☐ Pri	incipal	✓ Accessory	Demolition
F. Sensitivity of	Context:		
☐ Hiç	ghly Sensitive 🗹 Sensiti	ve \square Low Sensitivity	"Back-of-House"
G. Design Appr	roach (for Major Projects	<u>):</u>	
□ Lite	eral Replication (i.e. 6-16 C	ongress, Jardinière Buildin	g, 10 Pleasant Street)
☐ Inv	vention within a Style (i.e.,	Porter Street Townhouses	, 100 Market Street)
	ostract Reference (i.e. Port	walk, 51 Islington, 55 Con	gress Street)
\square Int	entional Opposition (i.e. A	AcIntyre Building, Citizen's	s Bank, Coldwell Banker)
H. Project Type	• •		
	onsent Agenda (i.e. very	small alterations, add	litions or expansions)
☐ Mi	nor Project (i.e. small alte	rations, additions or e	expansions)
$\mathbf{\nabla}$ \wedge	Noderate Project (i.e. sigr	nificant additions, alte	erations or expansions)

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

I. Neighborhood Context:

• The historic structure is located along Willard Ave. and Lafayette Street. It is surrounded with many wood-frame and sided 2.5-3 story structures that are setback from the sidewalk.

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

The Application is proposing to:

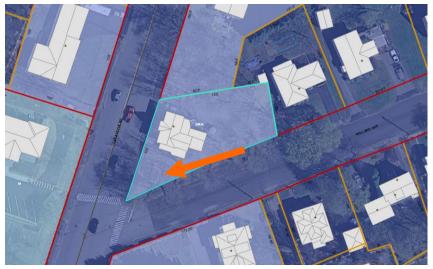
- Construct a 24' x 28' two-bay garage with a storage or usable floor space above.
- Design Guideline Reference: Guidelines for Small Scale New Construction and Additions (10)

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			ILAFATEILE	(D. (LU-Z1-32) - I	PUBLIC HEARING #	14 (MODERATE)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	N	NEIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	-
_	N-	GENERAL BUILDING INFORMATION	(ESTIMA)	TED FROM THE TAX MAPS & AS	SESSOR'S INFO)		
SIAIL	1	Gross Floor Area (SF)	(20111111111111111111111111111111111111		,		OR Sion
<u> </u>	2	Floor Area Ratio (GFA/ Lot Area)					O 5 4
າ	3	Building Height / Street-Width Ratio		Λ.	MODERATE PRO		
	4	Building Height – Zoning (Feet)		N	NODLKAILIK	OJLCI	MIS
	5	Building Height – Street Wall / Cornice (Feet)		_	Install a Two-Car	Garage -	Dat Dat
	<u> 6</u>	Number of Stories			ilisiali a iwo-cai	Odrage	
1		Building Coverage (% Building on the Lot)	ADDUCAA	IT'S COAAAFAITS	UDC CUCCEST	TIONIC ADDRODDIATENTES	O C O 6
-	_	PROJECT REVIEW ELEMENT	APPLICAT	IT'S COMMENTS	HDC SUGGEST		
X	გ	Scale (i.e. height, volume, coverage)				□ Appropriate □ Inappropriate	
ONTE	10	Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	AT TRIC
8 -	10 11	Massing (i.e. modules, banding, stepbacks) Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
+	12	Roofs				□ Appropriate □ Inappropriate	
	13	Style and Slope				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	
-	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
-	15	Roof Materials				□ Appropriate □ Inappropriate	⊢┫‱ш
	16	Cornice Line				□ Appropriate □ Inappropriate	EV ESTORI
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	
LS	18	Walls				□ Appropriate □ Inappropriate	
ATERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	RTY OUTH H
ATE	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
×-	21	Doors and Windows				☐ Appropriate ☐ Inappropriate	
%	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	
<u>9</u>	23	Window Casing/ Trim				□ Appropriate □ Inappropriate	PE 75% 175% 175% 175% 175% 175% 175% 175%
DES	24	Window Shutters / Hardware				□ Appropriate □ Inappropriate	굔
DING	25	Awnings				☐ Appropriate ☐ Inappropriate	ORTSM PERTY
≣∟	26	Doors				☐ Appropriate ☐ Inappropriate	\dashv \smile \circ \circ \circ
BUIL	27	Porches and Balconies				□ Appropriate □ Inappropriate	02 ~ ~ `
-	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) Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
	33	Decks				□ Appropriate □ Inappropriate	
 	31	Garages/ Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	" in I
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
S -	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	TENED OF THE STATE
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
1 2 3	. Pre	se and Intent: esserve the integrity of the District: sessment of the Historical Significance: onservation and enhancement of property val or Criteria / Findings of Fact:	□ Yes □ □ Yes □ ues: □ Yes □	No 5. Com	•	of the District: architectural and historic character: e and welfare of the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ Itors: ☐ Yes ☐
1		onsistent with special and defining character o	f surrounding proper	ies: □Yes□No 3. Rela	tion to historic and architect	ural value of existing structure: □ Yes □ No	
2		ompatibility of design with surrounding propert	.			nologies with surrounding properties: Yes No	

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

Existing	Con	iditions:

- 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: Downtown

B	Proposed Work:	To construct of	<u>a 4-5 story</u>	<u>/ mixed-use</u>	<u>building</u> ((s)	•
					,		

B. Proposed Work: 10 Construct a	<u>4-5 story mixea-use building(s).</u>
C. Other Permits Required:	
\square Board of Adjustment	$lacktriangledown$ Planning Board $\ \Box$ City Council
D. Lot Location:	
Terminal Vista	☐ Gateway ☑ Mid-Block
✓ Intersection / Corner Lo	ot 🗌 RearLot
E. Existing Building to be Altered/De	molished:
✓ Principal	☐ Accessory ☐ Demolition
F. Sensitivity of Context:	
\square Highly Sensitive $oldsymbol{arDelta}$ Sen	nsitive \square Low Sensitivity \square "Back-of-House"
G. Design Approach (for Major Proje	ects):
Literal Replication (i.e. 6-1	6 Congress, Jardinière Building, 10 Pleasant Street)
$\ \square$ 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	i.e. McIntyre Building, Citizen's Bank, Coldwell Banker)
H. Project Type:	
Consent Agenda (i.e. ve	ery small alterations, additions or expansions)
☐ Minor Project (i.e. small o	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.

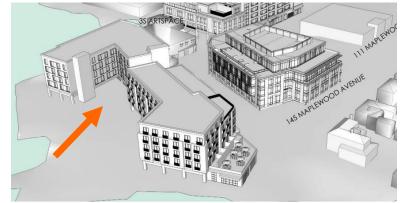
Staff Comments and/ or Suggestions for Consideration:

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. Thus, the revised plans will be available next Wednesday April 7th and will be forwarded to your IPads on Thursday.

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

Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



Zoning Map

			& JI KAYENE	3 AVE. (LUHD-2	34) – WORK SESSIC	JN #A (MAJOK)	
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY		NEIGHBORHOOD 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)		
STAFF	1	Gross Floor Area (SF)	,				
₹	2	Floor Area Ratio (GFA/ Lot Area)					
S	3	Building Height / Street-Width Ratio			MAJOR PRO	IFCT	
	4	Building Height – Zoning (Feet)			MAJOKIKO	JLCI	
	5	Building Height – Street Wall / Cornice (Feet)		- Consti	ruct two 5 Story Mi	ixed-Use Buildings –	
	6	Number of Stories		COHSH	CCI IWO S SICILY IW	inca-osc bollalligs —	
	/	Building Coverage (% Building on the Lot)	40011044	ITIC COMMENTS	1100011000	CTIONIC ADDRODULTELE	
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGES		
×	8	Scale (i.e. height, volume, coverage)				☐ Appropriate ☐ Inappr	
ONTEXT	9	Placement (i.e. setbacks, alignment)				☐ Appropriate ☐ Inappr	
000	10	Massing (i.e. modules, banding, stepbacks)				☐ Appropriate ☐ Inappi	
	11	Architectural Style (i.e. traditional – modern)				☐ Appropriate ☐ Inappi	
2	12	Roofs			<u> </u>	☐ Appropriate ☐ Inappr	
MEMBERS	13	Style and Slope				☐ Appropriate ☐ Inappi	
8	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inapp	
S	15	Roof Materials Cornice Line				☐ Appropriate ☐ Inappl	
	16 17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappi	
	18	Walls			+	□ Appropriate □ Inappi	
DESIGN & MATERIALS	19	Siding / Material				□ Appropriate □ Inappi	
2 造	20	Projections (i.e. bays, balconies)				☐ Appropriate ☐ Inappi ☐ Appropriate ☐ Inappi	
<u>'</u> ≸	21	Doors and Windows			1	☐ Appropriate ☐ Inappi	
	22	Window Openings and Proportions			1	□ Appropriate □ Inappi	
; ช	23	Window Openings and Proportions Window Casing/ Trim			1	□ Appropriate □ Inappi	
ESIG	24	Window Casing/ IIIII Window Shutters / Hardware				□ Appropriate □ Inappi	
_	25	Awnings				□ Appropriate □ Inappi	
S S	26	Doors				□ Appropriate □ Inappi	
	27	Porches and Balconies				□ Appropriate □ Inappi	
2 ਕ	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappi	
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappi	
ر	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappi	
뒫	31	Signs (i.e. projecting, wall)				□ Appropriate □ Inappi	
2	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappi	
HISTORIC	33	Decks				□ Appropriate □ Inappi	
┖	34	Garages/Barns / Sheds (i.e. doors, placement)				□ Appropriate □ Inappi	
7	35	Fence / Walls (i.e. materials, type)				☐ Appropriate ☐ Inapp	ropriate
NS NS	36	Grading (i.e. ground floor height, street edge)				☐ Appropriate ☐ Inappl	ropriate
DES	37	Landscaping (i.e. gardens, planters, street trees)				☐ Appropriate ☐ Inapp	
SITE	38	Driveways (i.e. location, material, screening)				☐ Appropriate ☐ Inapp	
S	39	Parking (i.e. location, access, visibility)				☐ Appropriate ☐ Inappi	
	40	Accessory Buildings (i.e. sheds, greenhouses)				☐ Appropriate ☐ Inappi	ropriate
<u>H.</u>		se and Intent:					
		eserve the integrity of the District:			aintain the special character		
		sessment of the Historical Significance:			•	e architectural and historic character:	
	3. Co	onservation and enhancement of property val	ues: 🗆 Yes 🗆	No 6. Pro	mote the education, pleasu	re and welfare of the District to the city residen	its and visitor
I. R	eview	/ Criteria / Findings of Fact:					
<u></u>		onsistent with special and defining character o	f surrounding propert	ies: □Yes□No 3 Re	lation to historic and archited	ctural value of existing structure:	□ No
		empatibility of design with surrounding properties	<u> </u>			hnologies with surrounding properties:	
				_ 100 I. OC			,_

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

Existing	Con	ditions:
	•••	

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: <u>View from the Vaughan Mall and Hanover St.</u>
- Unique Features: NA
- Neighborhood Association: <u>Downtown</u>

B. Proposed Work: To make facade improvements to the storefront and add a penthou

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/ Demolished: ☐ Principal ☐ Accessory ☐ Demolition

<u>F.</u>	<u>Sensitivity</u>	<u>of</u>	Context:

☐ Highly Sensitive	✓ Sensitive	☐ Low Sensitivity		"Back-of-House"
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G. Design Approach (for Major Projects):

∐L	iteral Replication (i.e. 6-16 Congress, Jardinière Building	g, 10 Pleasant Street)
$\overline{\mathbf{V}}$	Invention within a Style (i.e., Porter Street Townhouse	s, 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)
$\hfill \square$ Moderate Project (i.e. significant additions, alterations or expansions
✓ Major Project (i.e. very large alternations, additions or expansions)

I. <u>Neighborhood Context:</u>

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.

J. <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 three story addition with an attic (versus the former request for a 4th floor with a penthouse level).
- Note that the applicant was denied the variances needed to add the former penthouse addition. As such, we have re-advertised this project for a 3 story addition. Thus, the revised plans will be available next Wednesday April 7th and will be forwarded to your IPads on Thursday.
- Design Guideline Reference Guidelines for Windows and Doors (08) and Commercial Developments and Storefronts (12).

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





Aerial and Street View Image



Zoning Map

HISTORIC SURVEY RATING

C

64 VAUGHAN MALL (LUHD-277) - WORK SESSION #B (MAJOR PROJECT) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT Project Information** Existina **Abutting Structures Proposed Surrounding Structures** (Average) (Average) Building Building (+/-) FORM **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 3 Story Addition to Existing Building -Number of Stories No.:B Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPLICANT'S COMMENTS HDC SUGGESTIONS APPROPRIATENESS** 8 Scale (i.e. height, volume, coverage...) DISTRICT □ Appropriate □ Inappropriate Φ **Placement** (i.e. setbacks, alignment...) ☐ Appropriate ☐ Inappropriate Case 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 VAUGHAN 16 **Cornice Line** □ Appropriate □ Inappropriate ш COMMISSION Eaves, Gutters and Downspouts 17 ☐ Appropriate ☐ Inappropriate 18 Walls ☐ Appropriate ☐ Inappropriate 19 Siding / Material □ Appropriate □ Inappropriate **PORTSMOUTH** ERT Projections (i.e. bays, balconies...) 20 ☐ Appropriate ☐ Inappropriate 21 **Doors and Windows** ☐ Appropriate ☐ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate ROPERTY:64 Window Casing/Trim □ Appropriate □ Inappropriate چ 24 Window Shutters / Hardware □ Appropriate □ Inappropriate DISTRICT BUILDING Awnings 25 ☐ 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...) □ 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 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

3. Compatibility of design with surrounding properties:

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

Existing Conditions:

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

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & ro	of
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C. Other Permits Required: ☐ Planning Board ☐ City Council ☐ Board of Adjustment ☐ Abutting Property Owner ☐ Condo Association D. Lot Location: Terminal Vista ☐ Gateway Mid-Block ✓ Intersection / Corner Lot ☐ Rear Lot E. Existing Building to be Altered/ Demolished / Constructed: ☑ Principal Accessory Demolition F. Sensitivity of 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:

\square Consent Agenda (i.e. very small alterations, additions or expans	ons)
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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:

• 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.

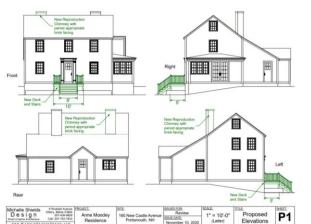
J. <u>Background & Suggested Action:</u>

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 applicant has submitted a request to withdraw this application.

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

HISTORIC SURVEY RATING

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INFO/ EVALUATION CRITERIA SUBJECT PROPERTY NEIGHBORHOOD CONTEXT			180 NEW	CASTLE AVE. (LU	JHD-233) – W	ORK SESSION #0	C (MODERATI	PROJECT)	
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1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: 3. Conservation and enhancement of property values: 4. Maintain the special character of the District: 5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: 7 yes 8. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: 9 Yes 9 No 9 N	H.	40	A						
2. Assessment of the Historical Significance:			<u> </u>	□ Yes □ No	4 Mair	ntain the special characte	er of the District:		□Yes
3. Conservation and enhancement of property values:			. ,			•		historic character:	
 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 			_			•			
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2. Compatibility of design with surrounding properties: □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No		1. C	onsistent with special and defining character of	surrounding properties:	□ Yes □ No 3. Rela	tion to historic and archite	ectural value of existi	ng structure: 🗆 Yes 🗆 No	
		2. Cc	empatibility of design with surrounding properties	s:	☐ Yes ☐ No 4. Com	npatibility of innovative te	chnologies with surro	unding properties: 🗆 Yes 🗆 No	

Project Address: 449 COURT STREET (LUHD-235)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #D

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

Zoning District: CD4-L1

Land Use: <u>Multi-Family</u>
Land Area: <u>2,613 SF +/-</u>

Estimated Age of Structure: c. 1996

Building Style: <u>Traditional</u>
 Historical Significance: NA

Historical Significance: NA
 Public View of Proposed Work: <u>View from Court Street</u>

Unique Features: NA

Neighborhood Association: <u>South End</u>

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<u>B.</u>	Proposed Work: Add a 4th Floor A	ddition and roof de	ck along Court Street				
<u>C.</u>	Other Permits Required:						
	☐ Board of Adjustment	☐ Planning Board	☐ City Council				
	☐ Condo Association	☐ Abutting Propert	ry Owner				
<u>D.</u>	Lot Location:						
	☐ Terminal Vista	Gateway	☑ Mid-Block				
	☐ Intersection / Corner Lot	Rear Lot					
<u>E.</u>	E. Existing Building to be Altered/ Demolished:						
	✓ Principal	Accessory	Demolition				
<u>F.</u>	Sensitivity of Context:						

G.	Design	Approach	(for Major	Projects):
			-	

Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)

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

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:

$\hfill \Box$ Consent Agenda (i.e. very small alterations, additions or expansion	าร)
\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 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. <u>Staff Comments and/ or Suggestions for Consideration:</u>

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 Applicant has requested a postponement of this application until May while they continue to study the visual impacts of the project.
- <u>Design Guideline Reference</u>: 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 #D (MODERATE)

		INFO/ EVALUATION CRITERIA	SUBJEC	CT PROPERTY	NI	EIGHBORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A		(constant)	−
STAFF	1	Gross Floor Area (SF)	<u> </u>				S S F
≰	2	Floor Area Ratio (GFA/ Lot Area)					O 5 4
?	3	Building Height / Street-Width Ratio			MODERATE PRO) IFCT	O S ::
	4	Building Height – Zoning (Feet)			MODERAILING	JILCI	T S a
	5	Building Height – Street Wall / Cornice (Feet)		- Add 4	4th Floor Addition a	nd Roof Deck -	Z <u>p</u>
	6	Number of Stories		Add -	Tioor Addition at	id ROOI DCCR	7 \$ ^a
		Building Coverage (% Building on the Lot) PROJECT REVIEW ELEMENT	ΔΡΡΙΙΟΔΝΊ	T'S COMMENTS	HDC SUGGESTIC	ONS APPROPRIATENESS	ON COMMI
			ALLECAN	II 5 COMMENTS	1100 300013110		
CNITEX	8	Scale (i.e. height, volume, coverage) Placement (i.e. setbacks, alignment)				□ Appropriate □ Inappropriate	
1	10	Massing (i.e. modules, banding, stepbacks)				□ Appropriate □ Inappropriate	
	10	Architectural Style (i.e. traditional – modern)				□ Appropriate □ Inappropriate	
	12	Roofs				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	⊣ ⊃ ຊິຽ
2	13	Style and Slope				□ Appropriate □ Inappropriate	
,	14	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	VAI ORIC STREET
	15	Roof Materials				□ Appropriate □ Inappropriate	
	16	Cornice Line				□ Appropriate □ Inappropriate	
	17	Eaves, Gutters and Downspouts				□ Appropriate □ Inappropriate	→
ے ج	. ———	Walls				□ Appropriate □ Inappropriate	⊣ ଲ ફે ક્રી
SESSON & MATERIALS	19	Siding / Material				□ Appropriate □ Inappropriate	⊐ 🗲 ≒ ਨੀ
	20	Projections (i.e. bays, balconies)				□ Appropriate □ Inappropriate	
	21	Doors and Windows				□ Appropriate □ Inappropriate	- 2 2 €
2	22	Window Openings and Proportions				□ Appropriate □ Inappropriate	─
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: 5	25	Awnings				☐ Appropriate ☐ Inappropriate	
	26	Doors				☐ Appropriate ☐ Inappropriate	
:		Porches and Balconies				☐ Appropriate ☐ Inappropriate	PORT OPERT
: -	28	Projections (i.e. porch, portico, canopy)				□ Appropriate □ Inappropriate	lacksquare
	29	Landings/ Steps / Stoop / Railings				☐ Appropriate ☐ Inappropriate	
:	30	Lighting (i.e. wall, post)				□ Appropriate □ Inappropriate	
5	31	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropriate	
5	32	Decks				□ Appropriate □ Inappropriate	
	34	Garages/ Barns / Sheds (i.e. doors, placement)				☐ Appropriate ☐ Inappropriate ☐ Appropriate ☐ Inappropriate	
	35	Fence / Walls (i.e. materials, type)				□ Appropriate □ Inappropriate	
100	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	
II.	39	Parking (i.e. location, access, visibility)				□ Appropriate □ Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses)				□ Appropriate □ Inappropriate	
	1. Pro 2. As 3. Co Review 1. Co	se and Intent: eserve the integrity of the District: sessment of the Historical Significance: enservation and enhancement of property value Criteria / Findings of Fact: ensistent with special and defining character of sempatibility of design with surrounding properties	surrounding propertie	No 5. Cor No 6. Prod ies: □ Yes □ No 3. Rela	mote the education, pleasure of ation to historic and architecture	chitectural and historic character: and welfare of the District to the city residents and visi	☐ Yes ☐ ☐ Yes ☐ Itors: ☐ Yes ☐

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

 A. Property Information - General: Existing Conditions: Zoning District: CD5 Land Use: Commercial Land Area: 78.843 SF +/- Estimated Age of Structure: c. Building Style: Industrial Number of Stories: 2.0 Historical Significance: Non-Co Public View of Proposed Work Unique Features: NA Neighborhood Association: No 	ontributing : View from Market	and Green Streets				
B. Proposed Work: To add a new 5-S	tory Mixed-Use Apo	artment Building				
C. Other Permits Required:						
☐ Board of 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:					
✓ Principal	☐ Accessory	✓ Demolition				
F. Sensitivity of Neighborhood Context:						
\square Highly Sensitive \square Sensiti	ve 🗹 Low Sensitivity	√ 🗌 "Back-of-House'				
G. Design Approach (for Major Projects	<u>s):</u>					
\Box Literal Replication (i.e. 6-16 C	Congress, Jardinière Buildin	g, 10 Pleasant Street)				
lacksquare Invention within a Style (i.e	., Porter Street Townhouse	es, 100 Market Street)				
\square Abstract Reference (i.e. Por	Abstract Reference (i.e. Portwalk, 51 Islington, 55 Congress Street)					
☐ Intentional Opposition (i.e.	McIntyre Building, Citizen'	s Bank, AC Hotel)				
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 e	expansions)				
☐ Moderate Project (i.e. sign	nificant additions, alte	rations or expansions)				
☑ Major Project (i.e. very lar	ge alterations, addition	ons 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. 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.
- The applicant is likely to present a number of design alternatives for the shape and style of the building.
- Note that the deadline for revised submission material is April 7th, thus, the revised plans will be forwarded to your IPads on Thursday April 8th.

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

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			53 GREEN S	TREET (LUHD-257)) – WORK SESSIC	N #E (MAJOR)			
INFO/ EVALUATION CRITERIA					NEIGHBORHOOD COI				
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	2	Floor Area Ratio (GFA/ Lot Area)						FO AISSIO ate:4-	
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5 Building Height – Street Wall / Cornice (Feet) 6 Number of Stories - Demolish Structures & Construct a 5-Story Mi					E Chama AAtaa ah IIa	vad Ilaa Duilding			
	6		 Demolish Structures & Construct a 5-Story, Mixed-Use Building – 						
1		Building Coverage (% Building on the Lot)							
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	3	Grading (i.e. ground floor height, street edge)				A	ppropriate 🗆 Inappropriate		
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	3					A	ppropriate 🗆 Inappropriate		
	3					A	ppropriate 🗆 Inappropriate		
	4	Accessory Buildings (i.e. sheds, greenhouses)				□ A	ppropriate 🗆 Inappropriate		
<u>H</u>	1. 2.	Prose and Intent: Preserve the integrity of the District: Assessment of the Historical Significance: Conservation and enhancement of property val	□ Yes □ □ Yes □ ues: □ Yes □	No 5. Con	•	ne architectural and historic cl	haracter: to the city residents and visito	☐ Yes ☐ ☐ Yes ☐ ors: ☐ Yes ☐	
<u>l.</u>		ew Criteria / Findings of Fact:	ues. 🗆 1es 🗆	6. PIOI	note the education, pleas	ore and wellare of the DISINCT	no me chy residents dna visità	лs. ⊔ 1 U S L	
	1.	Consistent with special and defining character or Compatibility of design with surrounding properties.				ectural value of existing structu chnologies with surrounding p			

Meeting Type: WORK SESSION #F

- 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
- Neighborhood Association: South End

B. Proposed Work: To add a recessed roof dormer.								
C. Other Permits Required:								
☑ Board of Adjustr	ment \square Planning Boar	rd 🗌 City Council						
D. Lot Location:								
☐ Terminal Vista	☐ Gateway	☑ Mid-Block						
\Box Intersection / C	orner Lot 🗌 Rear Lot							
E. Existing Building to be Altered/ Demolished:								
Principal	Accessory	Demolition						
F. Sensitivity of Context:								
\square Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"								
G. Design Approach (for Major Projects):								
Literal Replication	Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)							
✓ Invention within	☑ 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)								
\square Major Project (i.e. very large alternations, additions 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 applicant has submitted a request to postpone this application until the May meeting.

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 MARCY SI.	(LUHD-25	99) – MOKK 2E22	ON #F (MOI	DEKAIE)					
		INFO/ EVALUATION CRITERIA	SUBJECT	PROPERTY	NEIGHBORHOOD CONTEXT							
		Project Information	Existing Building	Proposed Building (+/			Surrounding Structure: (Average)	S	_ _, .			
	N-	GENERAL BUILDING INFORMATION	(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)									
ᄩ	1	Gross Floor Area (SF)	,	_					FOR MISSION te: 4-14-			
STA	2	Floor Area Ratio (GFA/ Lot Area)										
S	3	Building Height / Street-Width Ratio										
-	4	Building Height – Zoning (Feet)			MODERA	LIKOJE	少 Ⅰ		1			
-	5	Building Height – Street Wall / Cornice (Feet)		- Con	struct a Pacassa	d Poof Dorn	ner and Deck -					
-	6 Number of Stories - Construct a Recessed Roof Dormer and Deck -						∣Z ₹ ¤ ∶					
	7	Building Coverage (% Building on the Lot)										
		PROJECT REVIEW ELEMENT	APPLICANT'S	COMMENTS	HDC	SUGGESTIONS	APPROP	RIATENESS	ON COMMI			
EX	8	Scale (i.e. height, volume, coverage)					• • • • • • • • • • • • • • • • • • • •	□ Inappropriate				
	9	Placement (i.e. setbacks, alignment)						□ Inappropriate	AT TRIC:			
\bar{o}	10	Massing (i.e. modules, banding, stepbacks)						□ Inappropriate				
	11	Architectural Style (i.e. traditional – modern)						□ Inappropriate	- ISI			
<u>ვ</u>	12	Roofs					• • • • • • • • • • • • • • • • • • • •	□ Inappropriate				
MEMBEKS	13	Style and Slope						□ Inappropriate				
١	14	Roof Projections (i.e. chimneys, vents, dormers)						□ Inappropriate	ALU/ RIC DIST ST. Cas			
≥	15	Roof Materials						□ Inappropriate				
<i>Ē</i>	16	Cornice Line						priate 🗆 Inappropriate				
	17	Eaves, Gutters and Downspouts						□ Inappropriate	EV HISTO ARCY			
• ALS	18	Walls						□ Inappropriate	I I			
	19	Siding / Material				☐ Appropriate ☐ Inappropria						
! ₹	20	Projections (i.e. bays, balconies)						□ Inappropriate	RTY OUTH H			
. < ⊗	21	Doors and Windows						□ Inappropriate	202			
SIGN & MATERIALS	22	Window Openings and Proportions						□ Inappropriate				
) <u> </u>	23	Window Casing/ Trim						□ Inappropriate	R TS			
	24	Window Shutters / Hardware						□ Inappropriate				
) S	25	Awnings						□ Inappropriate	ORTSM OPERTY			
BUILDING	26	Doors						□ Inappropriate	- ^ ()			
BU	27	Porches and Balconies						□ Inappropriate	5 PR .			
.	28	Projections (i.e. porch, portico, canopy)					i	☐ Inappropriate	_			
	29	Landings/ Steps / Stoop / Railings						□ Inappropriate				
:	30	Lighting (i.e. wall, post)			<u> </u>			☐ Inappropriate	1			
5	31 32	Signs (i.e. projecting, wall) Mechanicals (i.e. HVAC, generators)						☐ Inappropriate				
5	33	Decks		☐ Appropriate ☐ Inap ☐ Appropriate ☐ Inap ☐ Appropriate ☐ Inap ☐ Appropriate ☐ Inap								
	34	Garages/ Barns / Sheds (i.e. doors, placement)										
_	35	Fence / Walls (i.e. materials, type)						☐ Inappropriate				
Z,	36	Grading (i.e. ground floor height, street edge)						□ Inappropriate				
ESIGN	37	Landscaping (i.e. gardens, planters, street trees)					i	□ Inappropriate				
EDE	38	Driveways (i.e. location, material, screening)						□ Inappropriate				
SITE	39	Parking (i.e. location, access, visibility)						☐ Inappropriate				
	40	Accessory Buildings (i.e. sheds, greenhouses)						□ Inappropriate				
H. Purpose and Intent:								<u>. </u>				
	-	eserve the integrity of the District:	□ Yes □ No		4. Maintain the special c	naracter of the Distr	rict:		□ Yes □			
		sessment of the Historical Significance:	□ Yes □ No		•		ural and historic character:		□ Yes □			
		onservation and enhancement of property val			•		Ifare of the District to the city	residents and visitor				
		, , ,			c. Trainida indicada	., producto di la vvoi		,				
<u>I. R</u>		Criteria / Findings of Fact:	f		0. D. L.	1.91						
		onsistent with special and defining character o	<u> </u>				_	☐ Yes ☐ No				
	2. Co	mpatibility of design with surrounding propertie	es:	□ Yes □ No	4. Compatibility of innove	ative technologies v	with surrounding properties:	□ Yes □ No				

Project Address: 150 DANIEL STREET (LUHD-290) **Permit Requested: CERTIFCATE OF APPROVAL Meeting Type: WORK SESSION #1**

A. Property Information - General:

Existing Conditions:

- Zoning District: Civic
- Land Use: Museum
- Land Area: 12,632 SF +/-

- Estimated Age of Structure: c.1716

 Building Style: Early Georgian

 Number of Stories: 1.5

 Historical Significance: Contributing

 Public View of Proposed Work: View from Chapel Street
- Unique Features: Reconstruction Project
- Neighborhood Association: Downtown

<u>B.</u>	Proposed Work:	<u>lo reconstruct a two-story carriage hou</u>	se.
	_		

C. Other Permits Required:								
☐ Board of Adjustment	\square Planning Board	☐ City Council						
D. Lot Location:								
☐ Terminal Vista	☐ Gateway	☐ Mid-Block						
✓ Intersection / Corner Lot	Rear Lot							
E. Existing Building to be Altered/ Demolished / Constructed:								
☐ Principal	✓ Accessory	Demolition						
F. Sensitivity of Context:								
$lacksquare$ Highly Sensitive \square Sensitive \square Low Sensitivity \square "Back-of-House"								
G. Design Approach (for Major Projects	<u>s):</u>							
Literal Replication (i.e. 6-16 Congress, Jardinière Building, 10 Pleasant Street)								
$\hfill \square$ Invention within a Style (i.e.	☐ 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:

• The Warner house is a historically-significant and focal building located along Daniel Street. The property is surrounded with many historically significant structures and most no or very shallow setbacks along the street and narrow side yards.

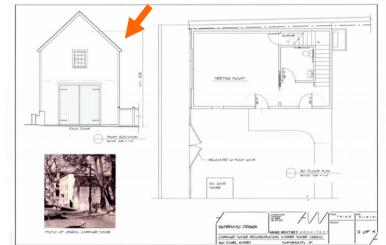
J. Staff Comments and/ or Suggestions for Consideration:

The Applicant is proposing to:

- Reconstruct a two-story carriage house structure on the property.
- The carriage house is proposed to be 18' x 32'.
- The first floor is proposed to be used as a meeting room for the museum and the upper floor will be used as a curatorial workroom and storage.

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

K. Aerial Image, Street View and Zoning Map:





Aerial and Street View Image



HISTORIC

SURVEY

RATING

Zoning Map

150 DANIEL STREET (LUHD-290) - WORK SESSION #1 (MODERATE) INFO/ EVALUATION CRITERIA **SUBJECT PROPERTY NEIGHBORHOOD CONTEXT** -14-21 Surrounding Structures (Average) **Project Information Existing Building** Proposed Building (+/-) **Abutting Structures** FORM No. **GENERAL BUILDING INFORMATION** (ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO) COMMISSION Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area) MODERATE PROJECT 1 Date: Building Height / Street-Width (ROW) Ratio Building Height – Zoning (Feet) Withdrawn - Reconstruct of a Two-Story Carriage House Structure -Appoved with Stipulations Building Height - Street Wall / Cornice (Feet) Number of Stories Z O L Building Coverage (% Building on the Lot) **PROJECT REVIEW ELEMENT APPROPRIATENESS APPLICANT'S COMMENTS 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...) □ Appropriate □ Inappropriate **HISTORIC** 4 15 **Roof Materials** □ Appropriate □ Inappropriate 16 **Cornice Line** □ Appropriate □ Inappropriate Eaves, Gutters and Downspouts 17 □ Appropriate □ Inappropriate ш PROPERTY: 150 DANIEL COMMISSION 18 Walls □ Appropriate □ Inappropriate 19 Number and Material □ Appropriate □ Inappropriate **ERTY PORTSMOUTH** Projections (i.e. bays, balconies...) □ Appropriate □ Inappropriate Doors and windows □ Appropriate □ Inappropriate Window Openings and Proportions □ Appropriate □ Inappropriate 23 Window Casing/ Trim □ Appropriate □ Inappropriate 24 Window Shutters / Hardware □ Appropriate □ Inappropriate **_** Storm Windows / Screens □ Appropriate □ Inappropriate DISTRICT □ Appropriate □ Inappropriate **Porches and Balconies** □ Appropriate □ Inappropriate 2 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 Fence / Walls / Screenwalls (i.e. materials, type...) □ Appropriate □ Inappropriate **Grading** (i.e. ground floor height, street edge...) 36 □ Appropriate □ Inappropriate 37 **Landscaping** (i.e. gardens, planters, street trees...) □ Appropriate □ Inappropriate **Driveways** (i.e. location, material, screening...) □ Appropriate □ Inappropriate **Parking** (i.e. location, access, visibility...) □ Appropriate □ Inappropriate Accessory Buildings (i.e. sheds, greenhouses...) ☐ Appropriate ☐ Inappropriate **H. Purpose and Intent:** 1. Preserve the integrity of the District: ☐ Yes ☐ No 4. Maintain the special character of the District: ☐ Yes ☐ No 2. Assessment of the Historical Significance: 5. Complement and enhance the architectural and historic character: □ Yes □ No ☐ Yes ☐ No 3. Conservation and enhancement of property values: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: ☐ Yes ☐ No □ Yes □ No I. Review Criteria / Findings of Fact: 1. Consistent with special and defining character of surrounding properties: ☐ Yes ☐ No 3. Relation to historic and architectural value of existing structure: □ Yes □ No

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

2. Compatibility of design with surrounding properties: