Staff Report – August 1st, 2018

Aug. 1 st MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

- Administrative Approvals:
 - 1. 180 Middle Street
 - 2. 25 Maplewood Ave.
 - 3. 68 South Street
 - 4. 10 Humphrey's Court
- Recommend Approval
- TBD
- Recommend Approval
- TBD

PUBLIC HEARINGS – OLD BUSINESS:

A. 238 Deer Street (Moderate - Elevated Deck)

PUBLIC HEARINGS - NEW BUSINESS:

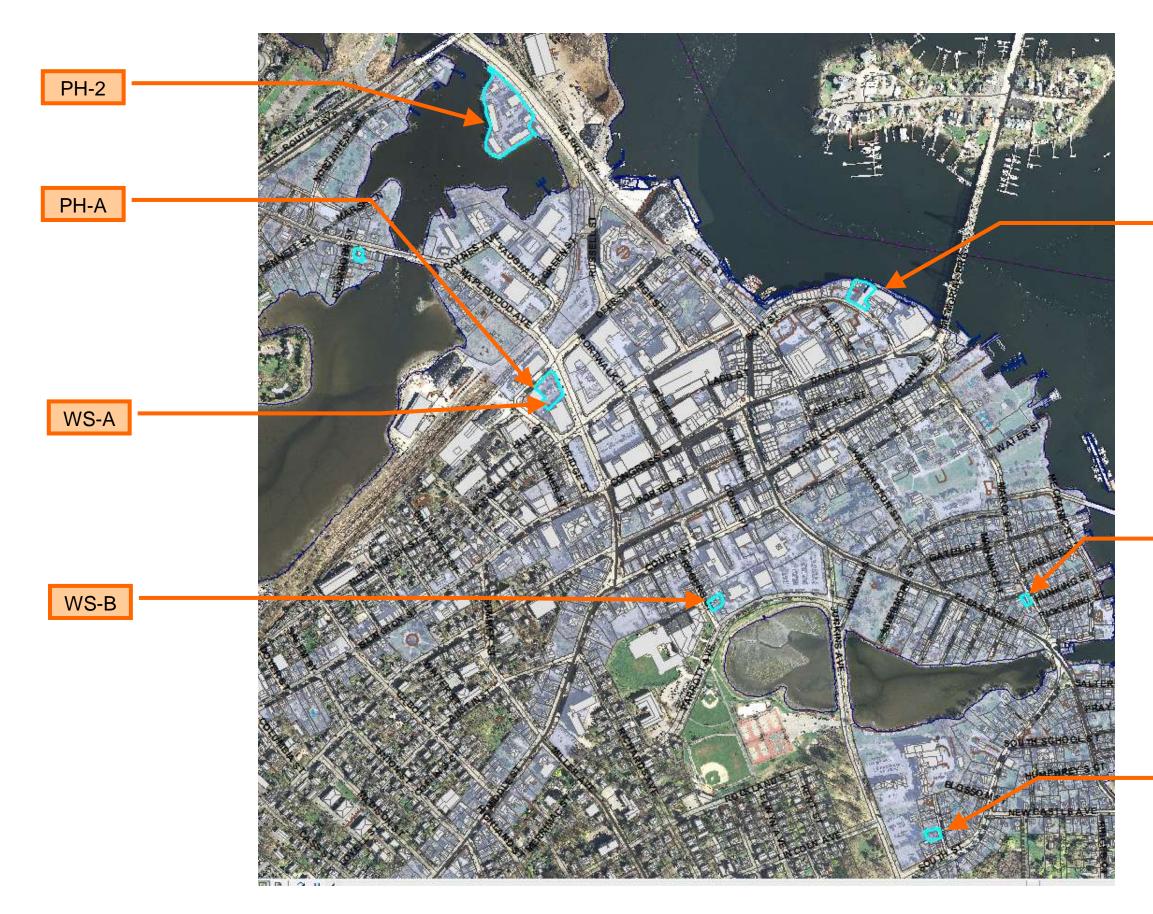
- 1. 18 Mount Vernon Street (Minor windows)
- 2. 500 Market Street (Moderate window replacement)
- 3. 294 Marcy Street (Minor Fence and HVAC)

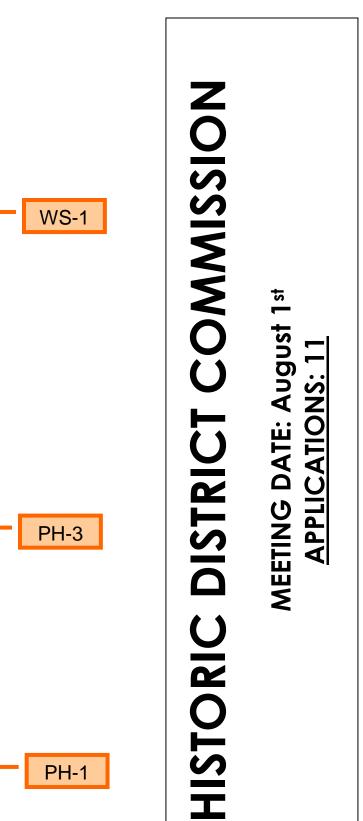
WORK SESSIONS - OLD BUSINESS:

A. 46-64 Maplewood Ave. (Minor - Penthouse Increase) B. 65 Rogers Street (Moderate - Garage rep., dormers and porch)

WORK SESSIONS - NEW BUSINESS:

1. 117 Bow Street (Moderate - window & door replacement)





Project Address: Permit Requested: Meeting Type:

238 DEER STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- Land Use: Commercial Office
- Land Area: 6,098 SF +/-
- Estimated Age of Structure(s): c.1970
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Deer Street
- Unique Features: Former VFW Building
- Neighborhood Association: North End
- **B.** Proposed Work: Add a 8' x 40' deck.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

D. Lot Location:

Term	inal Vi	sta		Ga	Itew	/ay
-			. г			

Intersection / Corner Lot Rear Lot

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

Principal

Accessory Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

Neighborhood Context:

- year or two.
- J. Background & Suggested Action:

 - Storefronts (12)

NOTE – THIS APPLICATION IS ONLY BEING REHEARD DUE A DEFECT IN THE ABUTTER'S NOTICE.

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The lot is located along Deer Street. It is surrounded with mainly brick 1 story structures with shallow front yard setbacks. Note that several multi-story buildings will be constructed in this location within the next

• The Applicant is seeking to add a 400 SF deck to the western side of the existing building. The deck will be approximately 6 feet above grade and have direct access to the first floor bar and restaurant and the dumpster and screen will be relocated adjacent the deck.

Design Guideline Reference: Guidelines for Commercial Development &

Aerial and Street View Image

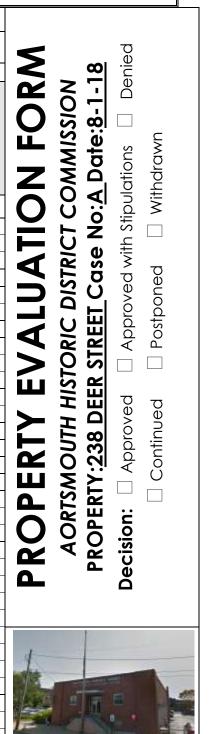
		INFO/ EVALUATION CRITERIA		NEIG	HBORHOOD CONTEXT
		Project Information		Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	· · · · · ·		
	1	Gross Floor Area (SF)			
	2	Floor Area Ratio (GFA/ Lot Area)		MINOR PROJEC	
	3	Building Height / Street-Width Ratio			
	4	Building Height – Zoning (Feet)	- CONSTRUCT	A DECK AND RELOCATE THE	DUMPSTER SCREEN ONLY -
	5	Building Height – Street Wall / Cornice (Feet)			
	6	Number of Stories			
	/	Building Coverage (% Building on the Lot)			
		PROJECT REVIEW ELEMENT			APPROPRIATENESS
ХТ	8	Scale (i.e. height, volume, coverage)			🗆 Appropriate 🗆 Inappropri
NTE	9	Placement (i.e. setbacks, alignment)			🗆 Appropriate 🗆 Inappropri
CONTEXT	10	Massing (i.e. modules, banding, stepbacks)			🗆 Appropriate 🗆 Inappropri
J	11	Architectural Style (i.e. traditional – modern)			🗆 Appropriate 🗆 Inappropri
	12	Roofs			🗆 Appropriate 🗆 Inappropri
	13	Style and Slope			🗆 Appropriate 🗆 Inappropri
	14	Roof Projections (i.e. chimneys, vents, dormers)			🗆 Appropriate 🗆 Inappropri
	15	Roof Materials			🗆 Appropriate 🗆 Inappropri
	16	Cornice Line			🗆 Appropriate 🗆 Inappropri
	17	Eaves, Gutters and Downspouts			🗆 Appropriate 🗆 Inappropr
ALS	18	Walls			🗆 Appropriate 🗆 Inappropr
ER	19	Siding / Material			🗆 Appropriate 🗆 Inappropr
MATERIALS	20	Projections (i.e. bays, balconies)			🗆 Appropriate 🗆 Inappropr
8. N	21	Doors and Windows			🗆 Appropriate 🗆 Inappropri
Ň	22	Window Openings and Proportions			🗆 Appropriate 🗆 Inappropri
DESIGN	23	Window Casing/ Trim			🗆 Appropriate 🗆 Inappropri
	24	Window Shutters / Hardware			🗌 Appropriate 🗆 Inappropri
UILDING	25	Storm Windows / Screens			🗌 Appropriate 🗆 Inappropri
LDI	26	Doors			🗆 Appropriate 🗆 Inappropri
BUI	27	Porches and Balconies			🗌 Appropriate 🗆 Inappropri
_	28	Projections (i.e. porch, portico, canopy)			🗆 Appropriate 🗆 Inappropri
	29	Landings/ Steps / Stoop / Railings			🗌 Appropriate 🗆 Inappropri
	30	Lighting (i.e. wall, post)			🗌 Appropriate 🗆 Inappropr
	31	Signs (i.e. projecting, wall)			🗌 Appropriate 🗆 Inappropri
	32	Mechanicals (i.e. HVAC, generators)			Appropriate Inappropri
	33	Decks			Appropriate Inappropri
	34	Garages/ Barns / Sheds (i.e. doors, placement)			
ž	35	Fence / Walls / Screenwalls (i.e. materials, type) Grading (i.e. ground floor height, street edge)			
DESIGN	36	Landscaping (i.e. gardens, planters, street trees)			Appropriate Inappropri
B	37				
SITE	38 39	Driveways (i.e. location, material, screening) Parking (i.e. location, access, visibility)			
	40				
		Accessory Buildings (i.e. sheds, greenhouses) se and Intent:			🗆 Appropriate 🗆 Inappropri
1.			🗆 Yes 🗆 No	1 Maintain the special character of the	District
	I. F[(eserve the integrity of the District:		4. Maintain the special character of the	

. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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



ors:



🗆 Yes 🗆 No

Project Evaluation Form: Permit Requested: Meeting Type:

18 MOUNT VERNON STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential District B (GRB)
- Land Use: Single-Family
- Land Area: <u>3,860SF +/-</u>
- Estimated Age of Structure: c.1800-1850
- Building Style: Cape
- Historical Significance: <u>Contributing Structure</u> Public View of Proposed Work: <u>View from Mt. Vernon Street.</u>
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: Window Replacement (5).

C. Other Permits Required:

Board of Adjustment

Planning Board

City Council

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

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

Principal

Demolition

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

- I. Neighborhood Context:

J. Background, Comments & Suggested Actions:

- The Applicant is seeking to:

 - ii. Replace one side window with a 2/2 Anderson wood window with a half screen

Note the age and condition of the existing windows should be examined prior to approval.

Design Guideline Reference: Guidelines for Windows & Doors(08)

K. Aerial Images and Maps:





Zoning Map

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

i. Replace the four 8/12 front windows with 6/6 Anderson wood windows with a half screen

Aerial and Street View Image

	INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	IBORHOOD CONTEXT	
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	
	GENERAL BUILDING INFORMATION	(ESTIMAT	ED FROM THE TAX MAPS & AS	SSESSOR'S INFO)		
ī	Gross Floor Area (SF)			<u>.</u>		- 2
2	Floor Area Ratio (GFA/ Lot Area)					
	Building Height / Street-Width Ratio			MINOR PROJEC	T	
	Building Height – Zoning (Feet)					
5 4	Building Height – Street Wall / Cornice (Feet) Number of Stories		– W	INDOW REPLACEMEN	ſ ONLY –	
,	Building Coverage (% Building on the Lot)					
	PROJECT REVIEW ELEMENT		COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	Scale (i.e. height, volume, coverage)				Appropriate Inappropriate	$ \Sigma$
_	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate	
	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate	
1	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate	
	Roofs				Appropriate Inappropriate	
	Style and Slope				Appropriate Inappropriate	
	Roof Projections (i.e. chimneys, vents, dormers)				□ Appropriate □ Inappropriate	
_	Roof Materials				🗆 Appropriate 🗆 Inappropriate	
	Cornice Line				🗆 Appropriate 🗆 Inappropriate	_ >
	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate	_ Ú
	Walls				🗆 Appropriate 🗆 Inappropriate	
	Number and Material				🗆 Appropriate 🗆 Inappropriate	_ ►
	rojections (i.e. bays, balconies)				Appropriate Inappropriate	j
	Doors and windows				Appropriate Inappropriate	-
	Nindow Openings and Proportions				Appropriate Inappropriate	
	Vindow Casing/ Trim Vindow Shutters / Hardware					
	torm Windows / Screens / Awnings					
	Doors				□ Appropriate □ Inappropriate □ Appropriate □ Inappropriate	$\Box C$
	Porches and Balconies				Appropriate Inappropriate	
	Projections (i.e. porch, portico, canopy)				Appropriate Inappropriate	
	Landings/ Steps / Stoop / Railings				 Appropriate Inappropriate Appropriate Inappropriate 	_ ₽
	Lighting (i.e. wall, post)				Appropriate Inappropriate	
	Signs (i.e. projecting, wall)				Appropriate Inappropriate	
_	Mechanicals (i.e. HVAC, generators)				Appropriate Inappropriate	-
	Decks				□ Appropriate □ Inappropriate	
	Garages (i.e. doors, placement)				□ Appropriate □ Inappropriate	
_	Fence / Walls / Screenwalls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	
	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	19.0
	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	
	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	
	and Intent:					
	erve the integrity of the District:			ntain the special character of the D		
	essment of the Historical Significance:			nplement and enhance the archite		• •
	servation and enhancement of property valu Criteria / Findinas of Fact:	es: \Box Yes \Box N	NO 6. Pror	note the education, pleasure and v	velfare of the District to the city residents and vis	itors:

Project Address: Permit Requested: Meeting Type:

500 MARKET STREET CERTIFICATE OF APPROVAL PUBLIC HEARING #2

Mid-Block

Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: <u>Central Business District A (CBA)</u>
 Land Use: <u>Office Building 2</u>
- Land Area: 102,680 SF +/-
- Estimated Age of Structure: c.1930/1982

- Building Style: <u>Classical Revival</u> Historical Significance: <u>C</u> Public View of Proposed Work: <u>View from Market Street</u>
- Unique Features: NA
- Neighborhood Association: Nobles Island
- B. Proposed Work: Window Replacement (10).

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista Gateway
- 🗌 Rear Lot Intersection / Corner Lot

E. Existing Building to be Altered/Demolished:

 $\mathbf{\nabla}$ Principal

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

Accessory

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

- with shallow setbacks and an internal parking lot area.
- J. Staff Comments and/ or Suggestions for Consideration: The Application is proposing to:

 - installation.

Note – The application and unit owner thought the windows could be replaced in-kind if they appeared the same.

Design Guideline Reference: Guidelines for Windows & Doors(08) •

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Market Street. It is surrounded with many brick 2.5 story structures

• Retroactively approve the replacement of 10 wood casement windows with 10 vinyl windows. The homeowner's association was not involved in the project nor was a building permit obtained prior to

Aerial and Street View Image

		INFO/ EVALUATION CRITERIA	SUBJ	ECT PROPERTY	NEIC	GHBORHOOD CONTEXT
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
		GENERAL BUILDING INFORMATION	(ESTIM)	ATED FROM THE TAX MAPS & ASS	SESSOR'S INFO)	
	1	Gross Floor Area (SF)				
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio		СТ		
	4	Building Height – Zoning (Feet)			MINOR PROJE	
_	5	Building Height – Street Wall / Cornice (Feet)		– REPLACEMENT		NS WITH VINYL ONLY –
	<u>6</u> 7	Number of Stories Building Coverage (% Building on the Lot)				
	/	PROJECT REVIEW ELEMENT	APPLICA	ANT'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS
-	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropria
CONTEXT	9	Placement (i.e. setbacks, alignment)				Appropriate Inappropriate
NO	10	Massing (i.e. modules, banding, stepbacks)				Appropriate Inappropriate
ŭΓ	11	Architectural Style (i.e. traditional – modern)				Appropriate Inappropriate
	12	Roofs				Appropriate Inappropriate
	13	Style and Slope				Appropriate Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropria
	15	Roof Materials				🗆 Appropriate 🗆 Inappropria
	16	Cornice Line				🗆 Appropriate 🗆 Inappropria
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropria
ALS	18	Walls				🗆 Appropriate 🗆 Inappropria
	19	Siding / Material				🗆 Appropriate 🗆 Inappropria
MATERIALS	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropria
≥_~	21	Doors and Windows				🗆 Appropriate 🗆 Inappropria
ž_	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropria
DESIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropria
	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropria
ບິ <mark>z</mark>	25	Awnings				🗆 Appropriate 🗆 Inappropria
LDIN	26	Doors				🗌 Appropriate 🗆 Inappropria
	27	Porches and Balconies				🗌 Appropriate 🗆 Inappropria
	28	Projections (i.e. porch, portico, canopy)				Appropriate Inappropria
_	29	Landings/ Steps / Stoop / Railings				Appropriate Inappropria
⊢	<u>30</u> 31	Lighting (i.e. wall, post) Signs (i.e. projecting, wall)				
⊢	32	Mechanicals (i.e. HVAC, generators)				□ Appropriate □ Inappropria □ Appropriate □ Inappropria
⊢	33	Decks				Appropriate Inappropria
	34	Garages/ Barns / Sheds (i.e. doors, placement)				Appropriate Inappropria
	35	Fence / Walls (i.e. materials, type)				Appropriate Inappropria
S S	36	Grading (i.e. ground floor height, street edge)				Appropriate Inappropriate
DESIG	37	Landscaping (i.e. gardens, planters, street trees)				Appropriate Inappropria
	38	Driveways (i.e. location, material, screening)				□ Appropriate □ Inappropria
SITE	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropria
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropria
. P	-	se and Intent:				
1		eserve the integrity of the District:			tain the special character of the	
2		sessment of the Historical Significance:			•	nitectural and historic character:
3	. Co	onservation and enhancement of property value	es: 🗆 Yes 🗆	No 6. Prom	note the education, pleasure an	d welfare of the District to the city residents an
_		<u> Criteria / Findings of Fact:</u>				



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

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

294 MARCY STREET CERTIFICATE OF APPROVAL PULBIC HEARING #3

Mid-Block

Significant Demolition

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: Residential
- Land Area: 2,800 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Historical Significance: Contributing
- Public View of Proposed Work: View from Marcy and Pickering Streets
- Unique Features: NA
- Neighborhood Association: South End
- B. Proposed Work: Extend the existing fence and add an HVAC unit to sideyard.

C. Other Permits Required:

Planning Board City Council Board of Adjustment

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

E. Existing Building to be Altered/Demolished:

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

Accessory

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

narrow setbacks from the street.

J. Staff Comments and Suggestions for Consideration:

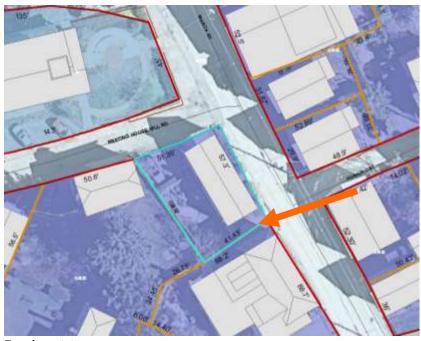
- Streets.
- feet along the front.

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

K. Aerial Images and Maps:



Aerial and Streetview Image



Zoning Map

• This structure is located along Marcy Street and is surrounded with many contributing structures. The neighborhood is predominantly 2-2.5 story wooden residential structures with small lots and

• The applicant proposes add a small fence in the side and front yard along Marcy and Pickering

• The proposed wood (cedar) fence will be 6 feet tall along the sideyard and stepped down to 4



			294 M/	ARCY STREET – PUB	LIC HEARING #3	B (MINOR)	
		INFO/ EVALUATION CRITERIA	SUB.	IECT PROPERTY		NEIGHBORHOO	OD CONTEXT
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Str. (Average)		nding Structures (Average)
	No.		(ГСТІЛА				
SIAFF			(ESIIM	ATED FROM THE TAX MAPS & ASS	ESSOR'S INFO)	Note – the data belo	w may not fully represent revised building
r		Gross Floor Area (SF) Floor Area Ratio (GFA/ Lot Area)	-				
	2	Building Height / Street-Width Ratio	-				
•	3	Building Height – Zoning (Feet)	-		MINOR PRC	JJECI	
	5	Building Height – Street Wall / Cornice (Feet)	-				• • • • • • •
	6	Number of Stories		– INSTALL FE	NCE AND HVAC	CEQUIPMENT	ONLY –
	7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	APP	PLICANT'S COMMENTS	HDC SUGG	ESTIONS	APPROPRIATENESS
ц	8	Scale (i.e. height, volume, coverage)					Appropriate Inappropriate
TEX	9	Placement (i.e. setbacks, alignment)					□ Appropriate □ Inappropriate
NO	10	Massing (i.e. modules, banding, stepbacks)					Appropriate Inappropriate
Ŭ	11	Architectural Style (i.e. traditional – modern)					Appropriate Inappropriate
	12	Roofs					🗆 Appropriate 🗆 Inappropriate
	13	Style and Slope					□ Appropriate □ Inappropriate
	14	Roof Projections (i.e. chimneys, vents, dormers)					🗆 Appropriate 🗆 Inappropriate
	15	Roof Materials					🗆 Appropriate 🗆 Inappropriate
	16	Cornice Line					🗆 Appropriate 🗆 Inappropriate
	17	Eaves, Gutters and Downspouts					🗆 Appropriate 🗆 Inappropriate
ALS	18	Walls					🗆 Appropriate 🗆 Inappropriate
ERIA	19	Number and Material					🗆 Appropriate 🗆 Inappropriate
AT	20	Projections (i.e. bays, balconies)					🗆 Appropriate 🗆 Inappropriate
× ×	21	Doors and windows					🗆 Appropriate 🗆 Inappropriate
8 N	22	Window Openings and Proportions					🗆 Appropriate 🗆 Inappropriate
SIG	23	Window Casing/ Trim					🗆 Appropriate 🗆 Inappropriate
DE	24	Window Shutters / Hardware					🗆 Appropriate 🗆 Inappropriate
5 V	25	Awnings					🗆 Appropriate 🗆 Inappropriate
<u> </u>	26	Doors					🗆 Appropriate 🗆 Inappropriate
SUIL	27	Porches and Balconies					🗆 Appropriate 🗆 Inappropriate
	28	Projections (i.e. porch, portico, canopy)					🗆 Appropriate 🗆 Inappropriate
	29	Landings/ Steps / Stoop / Railings					🗆 Appropriate 🗆 Inappropriate
	30	Lighting (i.e. wall, post)					🗆 Appropriate 🗆 Inappropriate
	31	Signs (i.e. projecting, wall)					🗆 Appropriate 🗆 Inappropriate
	32	Mechanicals (i.e. HVAC, generators)					🗆 Appropriate 🗆 Inappropriate
	33	Decks					🗆 Appropriate 🗆 Inappropriate
	34	Garages/ Barns/ Sheds (i.e. doors, placement)					🗆 Appropriate 🗆 Inappropriate
	35	Fence / Walls (i.e. materials, type)					🗆 Appropriate 🗆 Inappropriate
SIGN	36	Grading (i.e. ground floor height, street edge)					🗆 Appropriate 🗆 Inappropriate
ш	37	Landscaping (i.e. gardens, planters, street trees)					🗆 Appropriate 🗆 Inappropriate
E D	38	Driveways (i.e. location, material, screening)					🗆 Appropriate 🗆 Inappropriate
SIT	39	Parking (i.e. location, access, visibility)					🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)					🗆 Appropriate 🗆 Inappropriate

<u>H.</u> Purpose and Intent:

1.	Preserve the integrity of the District:	🗆 Yes 🗆 No	
2.	Assessment of the Historical Significance:	🗆 Yes 🗆 No	
3.	Conservation and enhancement of property values:	🗆 Yes 🗆 No	

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

🗆 Yes 🗆 No

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

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

46-64 MAPLEWOOD AVE. **CERTIFICATE OF APPROVAL / CUP** WORK SESSION #A

A. Property Information - General:

Existing Conditions:

- Zoning District: Urban General (CD4)
- Land Use: Parking Lot
- Land Area: 56,675 SF +/-
- Estimated Age of Structure: NA
- Building Style: NA
- Historical Significance: NA
- Public View of Proposed Work: View from Maplewood Ave., Deer and Bridge Streets
- Unique Features: NA
- Neighborhood Association: North End
- **B.** Proposed Work: Increase the height of the approved 4-story mixed-use building.

Gateway

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

D. Lot Location:

- Terminal Vista
- ✓ Intersection / Corner Lot □ Rear Lot

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

$\mathbf{\nabla}$ Principal

Accessory

Demolition

Mid-Block

F. Sensitivity of Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

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

Permit was also approved for the project.

J. Staff Comments / Suggestions:

- proposing to increase the height of the building above-grade by 2 feet.
 - - 2. Parking underground & covered parking;

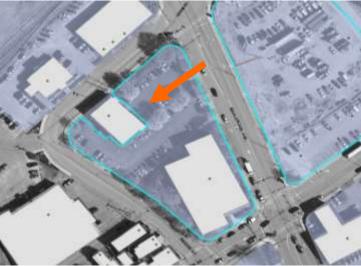
 - building caps, the use of high quality building materials, and a wide variety of scaling pedestrian arcade on the ground-floor.

separate the expanded footprint of the penthouse from the height request.

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

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• The vacant lot is located along the intersection of Maplewood Ave., Deer Street and Bridge Street. It is surrounded with a wide variety of 1-5 story brick-clad structures with shallow to no front yard setbacks. In August 2017 the HDC approved plans for a 4 story mixed-use building at the property. A Conditional Use

The maximum building height for this property is 3.5 stories or up to 40 feet. The Applicant is

• Under the CUP, the Applicant proposed a number of public benefits including the following: 1. Civic Space - Wide pedestrian sidewalks & alleyways between & through the buildings;

3. Building Materials – High quality materials such as masonry, high-quality windows,...; and 4. Building Scale Elements – Horizontal bands, arcades, eave bands and decorative

elements such as horizontal bands, bays, awnings, pilasters and columns, awnings and a

Note, the HDC will need to amend the CUP if this project is approved. It would also be advised to



Aerial and Street View Image



		INFO/ EVALUATION CRITERIA		CT PROPERTY	- WORK SESSION #A (M	BORHOOD CONTEXT
		Project Information	Existing	Proposed	Abutting Structures	Surrounding Structures
		rioject mornanon	Building	Building (+/-)	(Average)	(Average)
		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & A		
	1	Gross Floor Area (SF)	•			
ſ	2	Floor Area Ratio (GFA/ Lot Area)				
`	3	Building Height / Street-Width Ratio			MINOR PROJEC	r
	4	Building Height – Zoning (Feet)				1
	5	Building Height – Street Wall / Cornice (Feet)	_ ^	AODIEV THE APP	POVED HIEICHT OF THE	MIXED USE BUILDING –
	6	Number of Stories	- /			
	7	Building Coverage (% Building on the Lot)				
		PROJECT REVIEW ELEMENT	APPLICAN	IT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS
Ę	8	Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
CONTEXT	9	Placement (i.e. setbacks, alignment)				🗆 Appropriate 🗆 Inappropriate
NO	10	Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
O	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
DESIGN & MATERIALS	16	Cornice Line				🗆 Appropriate 🗆 Inappropriate
	17	Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
	18	Walls				🗆 Appropriate 🗆 Inappropriate
	19	Siding / Material				🗆 Appropriate 🗆 Inappropriate
ATI	20	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	21	Doors and Windows				🗆 Appropriate 🗆 Inappropriate
	22	Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
DESIG	23	Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
) DE	24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
- 9	25	Storm Windows / Screens				🗆 Appropriate 🗆 Inappropriate
	26	Doors				🗆 Appropriate 🗆 Inappropriate
	27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
2	28	Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
	29	Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
	30	Lighting (i.e. wall, post)				🗆 Appropriate 🗆 Inappropriate
\leq	31	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
2	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
2	33	Decks				🗆 Appropriate 🗆 Inappropriate
╸┝──┤	34	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
z	35	Fence / Walls / Screenwalls (i.e. materials, type)				🗌 🗆 Appropriate 🗆 Inappropriate
DESIG	36	Grading (i.e. ground floor height, street edge)				🗌 🗆 Appropriate 🗆 Inappropriate
DES	37	Landscaping (i.e. gardens, planters, street trees)				🗌 🗆 Appropriate 🗆 Inappropriate
SITE	38	Driveways (i.e. location, material, screening)				🗌 🗆 Appropriate 🗆 Inappropriate
SI	39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate

1. Preserve the integrity of the District:

🗆 Yes 🗆 No

2. Assessment of the Historical Significance:

🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

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

	PROPERTY EVALUATION FORM
	PORTSMOUTH HISTORIC DISTRICT COMMISSION
1	Decision: Approved Approved with Stipulations Denied
	🗌 Continued 🛛 Postponed 🔲 Withdrawn
and the second	



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

65 ROGERS STREET CERTIFICATE OF APPROVAL WORK SESSION #B

- Existing Conditions: Zoning District: MRO
- Land Use: Residential
- Land Area: 5,663 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Vernacular</u> Number of Stories: <u>2.5</u>

- Historical Significance: <u>Contributing</u> Public View of Proposed Work: <u>View from Rogers Street</u>
- Neighborhood Association: Rogers Street
- B. Proposed Work: Demo garage and attach new garage, porch and dormer.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Significant Demolition

D. Lot Location:

- Terminal Vista
- Gateway
- Rear Lot ☐ Intersection / Corner Lot

E. Existing Building to be Altered/ Demolished:

- Principal
- F. Sensitivity of Context:
 - \Box Highly Sensitive \blacksquare Sensitive \Box Low Sensitivity \Box "Back-of-House"

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

wood sided structures with shallow setbacks from the street edge.

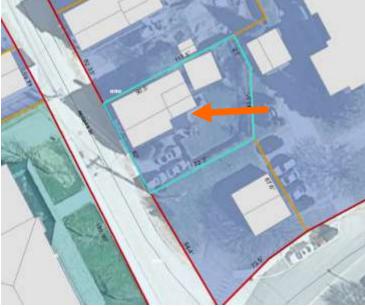
J. Staff Comments and Suggestions for Consideration:

- The applicant proposes to:
 - Demolish and replace the garage
 - Convert the existing 3-season porch to a two-story structure
 - Add a third floor dormer; and
 - Expand the underside porch roof.

Design Guideline Reference: Guidelines for Exterior Woodwork (05), Porches, Stoops and Decks (06), Windows and Doors (08) and Small Scale New Construction & Additions (09)

K. Aerial Image, Street View and Zoning Map:





Zoning Map

• This 2.5 story contributing wood structure is located at the bottom of Rogers Street Streets and is surrounded with many contributing structures. The neighborhood is predominantly $2\frac{1}{2}$ story

Aerial and Street View Image



			65 RO	GERS STREET – WO	ORK SESSION #B (MIN	OR)	rage
		INFO/ EVALUATION CRITERIA	SUBJE	CT PROPERTY	NEIGH	BORHOOD CONTEXT	
		Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)	18
STAFF		GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & ASS			
	1	Gross Floor Area (SF)	*				8 -1-9
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio			MINOR PROJEC	°T	
	4	Building Height – Zoning (Feet)				• I	
	5	Building Height – Street Wall / Cornice (Feet) Number of Stories		– ADD GAR	RAGE, PORCH AND DO	DRMERS ONLY -	COMMIS COMMIS No.:B Date Stipulations
	0 7	Building Coverage (% Building on the Lot)					
	/	PROJECT REVIEW ELEMENT				APPROPRIATENESS	
-	⊢ 8	Scale (i.e. height, volume, coverage)		COMMENTS	HDC SUGGESTIONS		
	8 9 10	Placement (i.e. setbacks, alignment)				 Appropriate Inappropriate Appropriate Inappropriate 	
	NO 10	Massing (i.e. modules, banding, stepbacks)					
	0 10 0 11	Architectural Style (i.e. traditional – modern)					
	12	Roofs					ALU/ ALU/ IC DIST
MEMBERS	13	Style and Slope					
	14	Roof Projections (i.e. chimneys, vents, dormers)					- 🔽 🗸 🗒 호
	15						
Ì	16	Cornice Line					∠A ORIC STREI
2	17	Eaves, Gutters and Downspouts					─ ₣ ∽ └
	의 <u>18</u>	Walls					
2	A 19	Siding / Material					
20	I 20	Projections (i.e. bays, balconies)				Appropriate Inappropriate	
Š	₹ 21	Doors and windows				Appropriate Inappropriate	
	∞ 7 22	Window Openings and Proportions				Appropriate	RTY OUTH HI 5 ROGE
		Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate	Ш Š 🥺 🗋
٢	SH 24	Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate	
	ບ 25	Awnings				🗆 Appropriate 🗆 Inappropriate	
2	NG 26	Doors				🗆 Appropriate 🗆 Inappropriate	
DISIRICI	3 27	Porches and Balconies				🗆 Appropriate 🗆 Inappropriate	PORTS PORTS OPERTY cision:
<u></u>	<u>م</u> 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	
2	32	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate	A
2	33	Decks				🗆 Appropriate 🗆 Inappropriate	1 54
┎╷	34	Garages (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate	AND IL MAN
	z 35	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate	A STATE OF STATE
	U 36	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate	
	ISI 37	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate	
	<u>щ 38</u>	Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate	
	IS 39	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate	_
	40	Accessory Buildings (i.e. sheds, greenhouses)				🗆 Appropriate 🗆 Inappropriate	

H. Purpose and Intent:

1.	Preserve the integrity of the District:	🗆 Yes 🗆 No
2.	Assessment of the Historical Significance:	🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

🗆 Yes 🗆 No

2. Compatibility of design with surrounding properties:

4. Maintain the special character of the District:

5. Complement and enhance the architectural and historic character:

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

1. Consistent with special and defining character of surrounding properties: \Box Yes \Box No 3. Relation to historic and architectural value of existing structure: 🗆 Yes 🗆 No □ Yes □ No 4. Compatibility of innovative technologies with surrounding properties: □ Yes □ No



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

117 BOW STREET CERTIFICATE OF APPROVAL WORK SESSION #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 13,790 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: <u>Utilitarian</u> Number of Stories: <u>3</u>
- Historical Significance: Contributing
- Public View of Proposed Work: View from Bow Street
- Unique Features: NA
- Neighborhood Association: Downtown
- B. Proposed Work: To replace doors and windows and awning systems.

C. Other Permits Required:

Board of Adjustment

Planning Board City Council

Mid-Block

Demolition

D. Lot Location:

- Terminal Vista
- Intersection / Corner Lot Rearlot

E. Existing Building to be Altered/ Demolished:

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

Accessory

Gateway

G. Design Approach (for Major Projects):

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

H. Project Type:

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

L. Neighborhood Context:

with shallow front yard setbacks with gardens, patios and walkways.

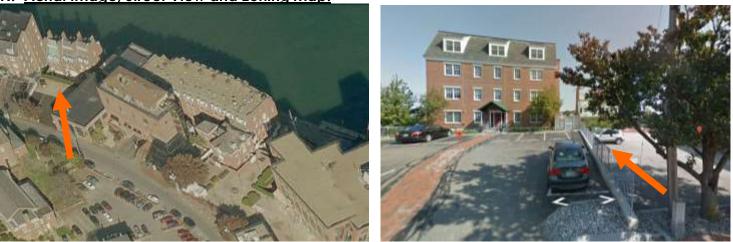
M. Staff Comments and/ or Suggestions for Consideration:

The applicant is proposing to:

- raised planters. A non-locking gate is proposed to be located under the archway.
- The fence will be 41/2 feet tall and sit on the planter wall.

Design Guideline Reference: Guidelines for Windows and Doors (08) and Signs and Awnings (11)

N. Aerial Image, Street View and Zoning Map:





Zoning Map

• The building is located along Bow Street. It is surrounded by many brick 2-3 story historic structures

• Reestablish a metal (black aluminum) fence and archway that was previously located on the

Aerial and Street View Image

INFO/ EVALUATION CRITERIA		SUBJE	CT PROPERTY	NEIC	GHBORHOOD CONTEXT
	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		ED FROM THE TAX MAPS & AS		·
	1 Gross Floor Area (SF)	•		*	
	2 Floor Area Ratio (GFA/ Lot Area)				
	3 Building Height / Street-Width Ratio			MINOR PROJE	СТ —
	4 Building Height – Zoning (Feet)				
	5 Building Height – Street Wall / Cornice (Feet)		- INISTALL NEW/ V		RS & AWNING ONLY –
	6 Number of Stories				A A A A A A A A A A A A A A A A A A A
	PROJECT REVIEW ELEMENT	APPLICAN	T'S COMMENTS	HDC SUGGESTION	S APPROPRIATENESS
	8 Scale (i.e. height, volume, coverage)				🗆 Appropriate 🗆 Inappropriate
	9 Placement (i.e. setbacks, alignment)				Appropriate Inappropriate
	0 Massing (i.e. modules, banding, stepbacks)				🗆 Appropriate 🗆 Inappropriate
1	1 Architectural Style (i.e. traditional – modern)				🗆 Appropriate 🗆 Inappropriate
1	2 Roofs				🗆 Appropriate 🗆 Inappropriate
1	3 Style and Slope				🗆 Appropriate 🗆 Inappropriate
1	4 Roof Projections (i.e. chimneys, vents, dormers)				🗆 Appropriate 🗆 Inappropriate
1	5 Roof Materials				🗆 Appropriate 🗆 Inappropriate
1	6 Cornice Line				🗆 Appropriate 🗆 Inappropriate
1	7 Eaves, Gutters and Downspouts				🗆 Appropriate 🗆 Inappropriate
1	8 Walls				🗆 Appropriate 🗆 Inappropriate
1	9 Siding / Material				🗆 Appropriate 🗆 Inappropriate
2	Projections (i.e. bays, balconies)				🗆 Appropriate 🗆 Inappropriate
	21 Doors and Windows				🗆 Appropriate 🗆 Inappropriate
	22 Window Openings and Proportions				🗆 Appropriate 🗆 Inappropriate
_	23 Window Casing/ Trim				🗆 Appropriate 🗆 Inappropriate
	24 Window Shutters / Hardware				🗆 Appropriate 🗆 Inappropriate
	25 Awnings				🗆 Appropriate 🗆 Inappropriate
26					🗆 Appropriate 🗆 Inappropriate
2	7 Porches and Balconies				🗆 Appropriate 🗆 Inappropriate
	28 Projections (i.e. porch, portico, canopy)				🗆 Appropriate 🗆 Inappropriate
2	9 Landings/ Steps / Stoop / Railings				🗆 Appropriate 🗆 Inappropriate
3	30 Lighting (i.e. wall, post)				Appropriate Inappropriate
3	Signs (i.e. projecting, wall)				🗆 Appropriate 🗆 Inappropriate
3	Mechanicals (i.e. HVAC, generators)				🗆 Appropriate 🗆 Inappropriate
3	33 Decks				🗆 Appropriate 🗆 Inappropriate
3	Garages/ Barns / Sheds (i.e. doors, placement)				🗆 Appropriate 🗆 Inappropriate
-	Fence / Walls (i.e. materials, type)				🗆 Appropriate 🗆 Inappropriate
3	Grading (i.e. ground floor height, street edge)				🗆 Appropriate 🗆 Inappropriate
3	Landscaping (i.e. gardens, planters, street trees)				🗆 Appropriate 🗆 Inappropriate
3	B Driveways (i.e. location, material, screening)				🗆 Appropriate 🗆 Inappropriate
	Parking (i.e. location, access, visibility)				🗆 Appropriate 🗆 Inappropriate
3					🗆 Appropriate 🗆 Inappropriate

1. Preserve the integrity of the District: 2. Assessment of the Historical Significance: \Box Yes \Box No 🗆 Yes 🗆 No 🗆 Yes 🗆 No

3. Conservation and enhancement of property values:

I. Review Criteria / Findings of Fact:

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

2. Compatibility of design with surrounding properties:

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

5. Complement and enhance the architectural and historic character: 6. Promote the education, pleasure and welfare of the District to the city residents and visitors:

🗆 Yes 🗆 No 🗆 Yes 🗆 No