

Historic District Commission

Staff Report – January 8th, 2020

January 8th MEETING

ADMINISTRATIVE ITEMS / OLD BUSINESS:

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

EXTENSION REQUEST – NEW BUSINESS:

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

PUBLIC HEARINGS – OLD BUSINESS:

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

PUBLIC HEARINGS – NEW BUSINESS:

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

WORK SESSIONS – OLD BUSINESS:

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

WORK SESSIONS – NEW BUSINESS:

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



LOCATOR MAP

HISTORIC DISTRICT COMMISSION

MEETING DATE: January 8th
APPLICATIONS: 13

Historic District Commission

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

A. Property Information - General:

Existing Conditions:

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

B. Proposed Work: To construct a 4 story commercial building and parking.

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 Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

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

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

K. Staff Comments and Suggestions:

The plans have been revised to show the following:

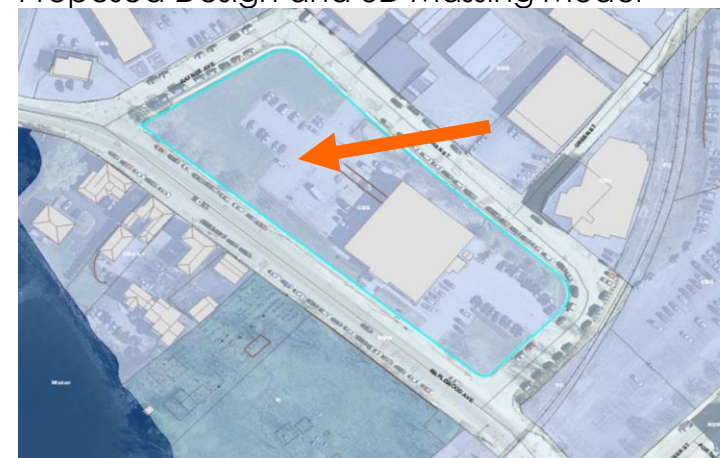
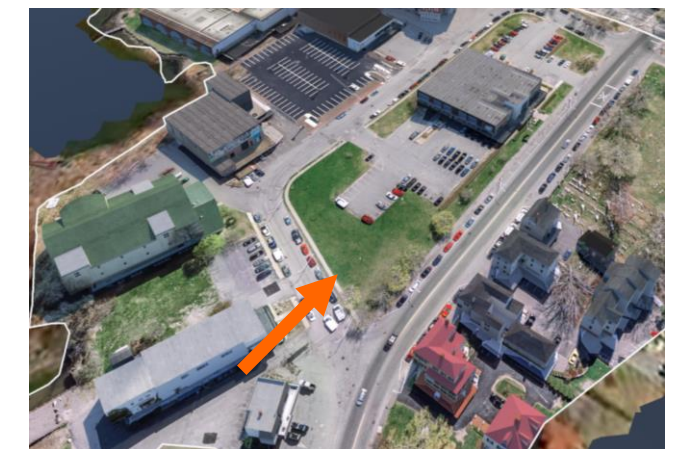
- The mechanical screen has been reduced in size and the original design is proposed;
- The canopy has been maintained but the balcony deck has been reduced;
- The granite base is now shown as previously approved (4-12-19);
- The fins have been added to the Rayne's Ave. elevation with a reduction in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

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

Proposed Design, 3D Massing Model and Zoning Map:



Proposed Design and 3D Massing Model



Zoning Map

**HISTORIC
SURVEY
RATING**

C

111 MAPLEWOOD AVE. (LU-19-51) – PUBLIC HEARING #A (MAJOR)

		INFO/ EVALUATION CRITERIA	SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
STAFF	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)	MAJOR PROJECT – MODIFY A 4-STORY COMMERCIAL BUILDING –			
	2	Floor Area Ratio (GFA/ Lot Area)				
	3	Building Height / Street-Width Ratio				
	4	Building Height – Zoning (Feet)				
	5	Building Height – Street Wall / Cornice (Feet)				
	6	Number of Stories				
7	Building Coverage (% Building on the Lot)					
		PROJECT REVIEW ELEMENT	HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
HISTORIC DISTRICT COMMISSION MEMBERS	10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Awnings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	SITE DESIGN	35	Fence / Walls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 111 MAPLEWOOD AVE. Case No.: A Date: 1-8-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

Project Address: 55 LAFAYETTE ROAD (LU-19-245)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #B

A. Property Information - General:

Existing Conditions:

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

B. Proposed Work: To construct new single family residence with a single-car garage.

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 / Constructed:

- Principal Accessory Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

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

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

K. Staff Comments and Suggestions:

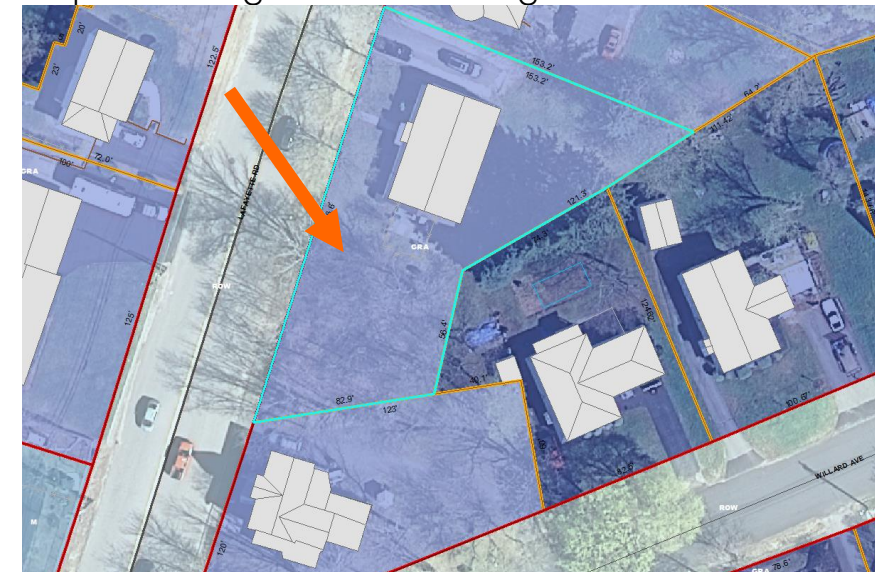
- The Applicant has revised the proposed window patterns to match the front porch and provided a scaled two-dimensional street elevation of the surrounding structures. Additionally, the transom window was removed on the side elevation as was the bump-out window from the previous version.

Design Guideline Reference – All Sections for New Residential Construction

Proposed Design, 3D Massing Model and Zoning Map:



Proposed Design and 3D Massing Model



Zoning Map

**HISTORIC
SURVEY
RATING**

C

55 LAFAYETTE ROAD (LU-19-245) – PUBLIC HEARING #B (MODERATE)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	<p>MODERATE PROJECT - NEW SINGLE FAMILY HOUSE WITH GARAGE -</p>					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width (ROW) Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			22	Window Openings and Proportions			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			23	Window Casing/ Trim			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			24	Window Shutters / Hardware			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			25	Storm Windows / Screens			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			26	Doors			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			27	Porches and Balconies			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			28	Projections (i.e. porch, portico, canopy...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			29	Landings/ Steps / Stoop / Railings			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
		SITE DESIGN		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
				31	Signs (i.e. projecting, wall...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
			32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			33	Decks			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			34	Garages / Barns / Sheds (i.e. doors, placement...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			35	Fence / Walls / Screenwalls (i.e. materials, type...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			36	Grading (i.e. ground floor height, street edge...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 55 LAFAYETTE ROAD Case No.: B Date: 1-8-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



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: Yes No
- 4. Maintain the special character of the District: Yes No
- 5. Complement and enhance the architectural and historic character: Yes No
- 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: Yes No

L. Review Criteria / Findings of Fact:

- 1. Consistent with special and defining character of surrounding properties: Yes No
- 2. Compatibility of design with surrounding properties: Yes No
- 3. Relation to historic and architectural value of existing structure: Yes No
- 4. Compatibility of innovative technologies with surrounding properties: Yes No

Historic District Commission

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

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 4,642 SF +/- (3 LOTS)
- Estimated Age of Structure: c.1900
- Building Style: Commercial
- Number of Stories: 4-5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Pleasant, State and Church Streets
- Unique Features: Fired-damaged structure from 4-10-17
- Neighborhood Association: Downtown

B. Proposed Work: To restore the Times Building & infill the vacant lot with a 5 story building.

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 / Constructed:

- Principal Accessory Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

J. Neighborhood Context:

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

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

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

L. Staff Comments and Suggestions:

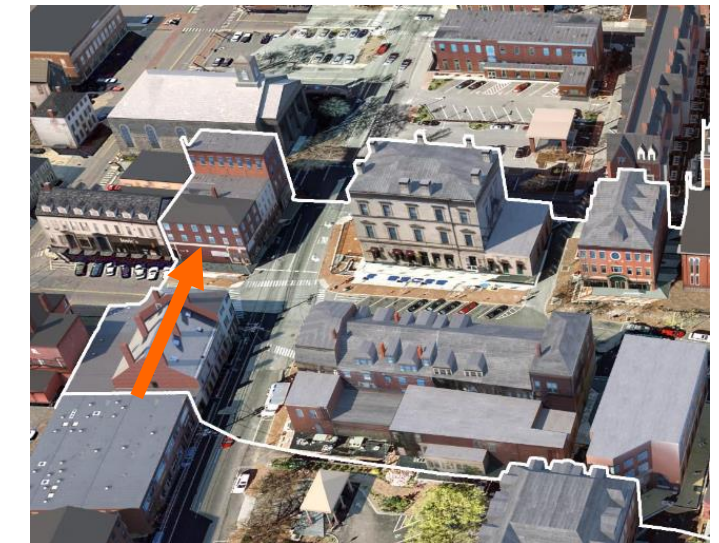
The Applicant has revised the added glazing to the ground-floor commercial space adjusted the window spacing and the peaked-gables. The railing design and profile has also been modified to reduce the view and prominence of the railing. The 3D Massing Model will be available at the meeting.

Design Guideline Reference – See complete Design Guidelines.

Proposed Design, 3D Massing Model and Zoning Map:



Proposed Design and 3D Massing Model



Zoning Map

**HISTORIC
SURVEY
RATING**

C

266-278 STATE STREET (LU-19-261) – PUBLIC HEARING #1 (MAJOR PROJECT)

STAFF	INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
	No.	Project Information	Existing Building	Proposed Building (+/-)	Abutting Structures	Surrounding Structures (Average)		
	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)	MAJOR PROJECT - RESTORE TIMES BUILDING & CONSTRUCT NEW 4 STORY INFILL BUILDING -					
	2	Floor Area Ratio (GFA/ Lot Area)						
	3	Building Height / Street-Width (ROW) Ratio						
	4	Building Height – Zoning (Feet)						
	5	Building Height – Street Wall / Cornice (Feet)						
	6	Number of Stories						
	7	Building Coverage (% Building on the Lot)						
HISTORIC DISTRICT COMMISSION MEMBERS	PROJECT REVIEW ELEMENT		APPLICANT'S COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS			
	CONTEXT	8	Scale (i.e. height, volume, coverage...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		9	Placement (i.e. setbacks, alignment...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		10	Massing (i.e. modules, banding, stepbacks...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
		11	Architectural Style (i.e. traditional – modern)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate		
	BUILDING DESIGN & MATERIALS		12	Roofs			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			13	Style and Slope			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			14	Roof Projections (i.e. chimneys, vents, dormers...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			15	Roof Materials			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			16	Cornice Line			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			17	Eaves, Gutters and Downspouts			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			18	Walls			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			19	Number and Material			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			20	Projections (i.e. bays, balconies...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			21	Doors and windows			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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		SITE DESIGN		30	Lighting (i.e. wall, post...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate
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			32	Mechanicals (i.e. HVAC, generators)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
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			37	Landscaping (i.e. gardens, planters, street trees...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			38	Driveways (i.e. location, material, screening...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			39	Parking (i.e. location, access, visibility...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
			40	Accessory Buildings (i.e. sheds, greenhouses...)			<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM
PORTSMOUTH HISTORIC DISTRICT COMMISSION
PROPERTY: 278 STATE STREET Case No.: 1 Date: 1-8-20
Decision: Approved Approved with Stipulations Denied
 Continued Postponed Withdrawn



H. Purpose and Intent:

- | | | | |
|---|--|--|--|
| 1. Preserve the integrity of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Assessment of the Historical Significance: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Conservation and enhancement of property values: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

I. Review Criteria / Findings of Fact:

- | | | | |
|--|--|--|--|
| 1. Consistent with special and defining character of surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Compatibility of design with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: | <input type="checkbox"/> Yes <input type="checkbox"/> No |

Historic District Commission

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

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: Single-Family
- Land Area: 8,778 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Mechanic Streets
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To relocate the existing structure and add a new 2 story addition.

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 Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

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

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

Suggestions by the HDC included the following:

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

K. Staff Comments and Suggestions:

The applicant proposes to:

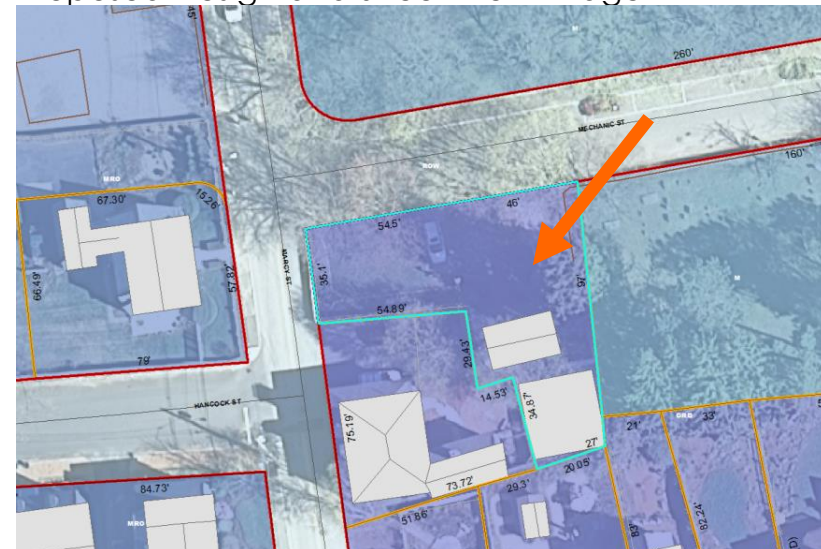
- Relocate the existing structure to a new foundation and add a 2-story addition with a connector building.

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

K. Proposed Design, Street View and Zoning Map:



Proposed Design and Street View Image



Zoning Map

**HISTORIC
SURVEY
RATING**

C

14 MECHANIC STREET (LUHD-14) – WORK SESSION #A (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT	
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)
STAFF	No	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)			
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– RELOCATE STRUCTURE, ADD A TWO STORY ADDITION & CONNECTOR ONLY –</h4>			
	2	Floor Area Ratio (GFA/ Lot Area)					
	3	Building Height / Street-Width Ratio					
	4	Building Height – Zoning (Feet)					
	5	Building Height – Street Wall / Cornice (Feet)					
	6	Number of Stories					
	7	Building Coverage (% Building on the Lot)					
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS	HDC SUGGESTIONS	APPROPRIATENESS	
	8	Scale (i.e. height, volume, coverage...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	9	Placement (i.e. setbacks, alignment...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	10	Massing (i.e. modules, banding, stepbacks...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	11	Architectural Style (i.e. traditional – modern)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	12	Roofs				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	13	Style and Slope				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	14	Roof Projections (i.e. chimneys, vents, dormers...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	15	Roof Materials				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	16	Cornice Line				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	17	Eaves, Gutters and Downspouts				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	18	Walls				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	19	Siding / Material				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	20	Projections (i.e. bays, balconies...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	21	Doors and windows				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	22	Window Openings and Proportions				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	23	Window Casing/ Trim				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	24	Window Shutters / Hardware				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	25	Awnings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	26	Doors				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	27	Porches and Balconies				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	28	Projections (i.e. porch, portico, canopy...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	29	Landings/ Steps / Stoop / Railings				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	30	Lighting (i.e. wall, post...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	31	Signs (i.e. projecting, wall...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	32	Mechanicals (i.e. HVAC, generators)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	33	Decks				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	34	Garages (i.e. doors, placement...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	35	Fence / Walls (i.e. materials, type...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	36	Grading (i.e. ground floor height, street edge...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	37	Landscaping (i.e. gardens, planters, street trees...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	38	Driveways (i.e. location, material, screening...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	39	Parking (i.e. location, access, visibility...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	
	40	Accessory Buildings (i.e. sheds, greenhouses...)				<input type="checkbox"/> Appropriate <input type="checkbox"/> Inappropriate	

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 14 MECHANIC STREET Case No.: A Date: 1-8-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Drawn



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

Historic District Commission

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

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residential B (GRB)
- Land Use: Single-Family
- Land Area: 3,485 SF +/-
- Estimated Age of Structure: c.1960-1980
- Building Style: Garrison
- Number of Stories: 2.0
- Historical Significance: Intrusion
- Public View of Proposed Work: View from Mt. Vernon Street
- Unique Features: Modern with some colonial details
- Neighborhood Association: South End

B. Proposed Work: To add new front entryway, porch and solar panels.

C. Other Permits Required:

- 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 Significant Demolition

F. Sensitivity of Neighborhood Context:

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

G. Design Approach (for Major Projects):

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

H. Project Type:

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

I. Neighborhood Context:

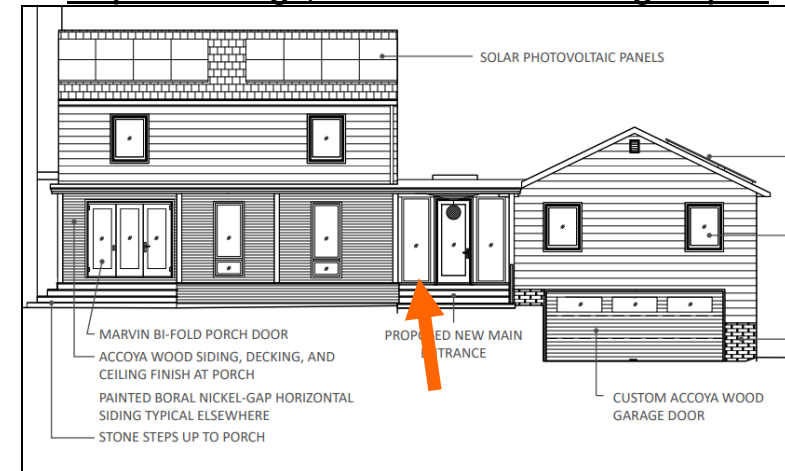
- This structure is located along Mt. Vernon Street and is surrounded with many other wood-sided, 2.0-2.5 contributing structures. Unlike most buildings in the immediate neighborhood, this structure is setback a significant distance from the front lot line (probably due to demolition of the historic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

J. Staff Comments and Suggestions for Consideration:

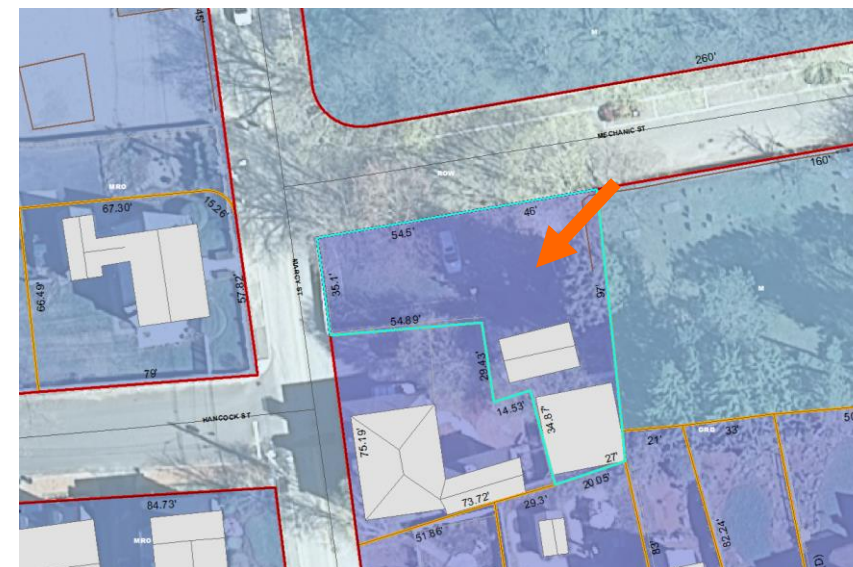
- The applicant proposes to:
 - Add a 338 SF rear deck;
 - Add two screened HVAC heat pumps;
 - Add a 100 SF addition to the front entryway; and
 - Add a 406SF front porch.

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

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



Proposed Design and Street View Image



Zoning Map

HISTORIC SURVEY RATING

I

49 MT. VERNON STREET (LUHD-84) – WORK SESSION #1 (MODERATE)

		INFO/ EVALUATION CRITERIA		SUBJECT PROPERTY		NEIGHBORHOOD CONTEXT			
		Project Information		Existing Building	Proposed Building (+/-)	Abutting Structures (Average)	Surrounding Structures (Average)		
STAFF	No.	GENERAL BUILDING INFORMATION		(ESTIMATED FROM THE TAX MAPS & ASSESSOR'S INFO)					
	1	Gross Floor Area (SF)		<h3 style="margin: 0;">MODERATE PROJECT</h3> <h4 style="margin: 0;">– NEW ENTRYWAY, PORCH, SOLAR PANELS AND REAR DECK –</h4>					
	2	Floor Area Ratio (GFA/ Lot Area)							
	3	Building Height / Street-Width Ratio							
	4	Building Height – Zoning (Feet)							
	5	Building Height – Street Wall / Cornice (Feet)							
	6	Number of Stories							
	7	Building Coverage (% Building on the Lot)							
HISTORIC DISTRICT COMMISSION MEMBERS	CONTEXT	PROJECT REVIEW ELEMENT		HDC COMMENTS		HDC SUGGESTIONS		APPROPRIATENESS	
		8	Scale (i.e. height, volume, coverage...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		9	Placement (i.e. setbacks, alignment...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		10	Massing (i.e. modules, banding, stepbacks...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		11	Architectural Style (i.e. traditional – modern)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		12	Roofs					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		13	Style and Slope					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		14	Roof Projections (i.e. chimneys, vents, dormers...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		15	Roof Materials					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		16	Cornice Line					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		17	Eaves, Gutters and Downspouts					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		18	Walls					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		19	Siding / Material					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		20	Projections (i.e. bays, balconies...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		21	Doors and windows					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		22	Window Openings and Proportions					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		23	Window Casing/ Trim					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		24	Window Shutters / Hardware					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		25	Awnings					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		26	Doors					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		27	Porches and Balconies					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		28	Projections (i.e. porch, portico, canopy...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		29	Landings/ Steps / Stoop / Railings					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		30	Lighting (i.e. wall, post...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		31	Signs (i.e. projecting, wall...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		32	Mechanicals (i.e. HVAC, generators)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		33	Decks					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		34	Garages (i.e. doors, placement...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		35	Fence / Walls (i.e. materials, type...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		36	Grading (i.e. ground floor height, street edge...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		37	Landscaping (i.e. gardens, planters, street trees...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		38	Driveways (i.e. location, material, screening...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		39	Parking (i.e. location, access, visibility...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate
		40	Accessory Buildings (i.e. sheds, greenhouses...)					<input type="checkbox"/> Appropriate	<input type="checkbox"/> Inappropriate

PROPERTY EVALUATION FORM

PORTSMOUTH HISTORIC DISTRICT COMMISSION

PROPERTY: 49 MT. VERNON STREET Case No.:1 Date:1-8-20

Decision: Approved Approved with Stipulations Denied
 Continued Postponed With Draw



H. Purpose and Intent:

- | | | |
|--|---|--|
| 1. Preserve the integrity of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Maintain the special character of the District: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Assessment of the Historical Significance: <input type="checkbox"/> Yes <input type="checkbox"/> No | 5. Complement and enhance the architectural and historic character: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Conservation and enhancement of property values: <input type="checkbox"/> Yes <input type="checkbox"/> No | 6. Promote the education, pleasure and welfare of the District to the city residents and visitors: <input type="checkbox"/> Yes <input type="checkbox"/> No | |

I. Review Criteria / Findings of Fact:

- | | | |
|---|---|--|
| 1. Consistent with special and defining character of surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 3. Relation to historic and architectural value of existing structure: <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 2. Compatibility of design with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | 4. Compatibility of innovative technologies with surrounding properties: <input type="checkbox"/> Yes <input type="checkbox"/> No | |