Historic District Commission

Staff Report – November 4th & 10th, 2020

Administrative Approvals:

1. 49 Hunking St. (LUHD-214) - Recommend Approval
2. 285 Union St. (LUHD-215) - Recommend Approval
3. 56 Dennett St. (LUHD-216) - TBD
4. 222 Court St. (LUHD-218) - Recommend Approval
5. 249 Pleasant St. (LUHD-197) - Recommend Approval
6. 46 Maplewood Ave. (LUHD-220) - TBD
7. 10 New Castle Ave. (LUHD-222) - Recommend Approval
8. 77 New Castle Ave. (LUHD-223) - Recommend Approval
9. 39 Richards Ave. (LUHD-224) - Recommend Approval
10. 306 Marcy St. (LUHD-225) - Recommend Approval

PUBLIC HEARINGS – OLD BUSINESS:

A. 553-559 Islington St. (LU-20-180) (rear addition)

PUBLIC HEARINGS – NEW BUSINESS:

1. 50 New Castle Ave. (LU-20-173) (addition)
2. 33 Jewell Court (LU-20-191) (roofing)
3. 249 Pleasant St. (LU-20-193) (windows)
4. 5 Hancock St. (LU-20-209) (garage addition)
5. 57 Salter St. (LU-20-211) (storefront & rear addition)

PUBLIC HEARINGS – NEW BUSINESS:

6. 45 Gardner St. (LU-20-212) (windows)
7. 121 Northwest St. (LU-20-194) (porch)

WORK SESSIONS – OLD BUSINESS:

B. 132-134 Middle St. (LHDC-105) (roof and stairs)
C. 100 Market St. (LUHD-186) (storefront and awnings)

WORK SESSIONS – NEW BUSINESS:

1. 500 Market St. (LUHD-211) (windows and porches)
HISTORIC DISTRICT COMMISSION

MEETING DATE: November 4th and 10th, 2020

APPLICATIONS: 11

LOCATOR MAP

PH-7

WS-B

PH-A

PH-2

PH-1

PH-4

PH-6

PH-3

PH-5

WS-1

WS-C
Historic District Commission

Project Address: 553-559 ISLINGTON ST. (LU-20-180)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #A

A. Property Information - General:

   Existing Conditions:
   - Zoning District: CD4-L2
   - Land Use: Multi-Family
   - Land Area: 8,712 SF +/-
   - Estimated Age of Structure: c. 1860
   - Building Style: Greek Revival
   - Historical Significance: Contributing
   - Public View of Proposed Work: View from Islington and Cass Streets
   - Unique Features: NA
   - Neighborhood Association: Islington Creek

B. Proposed Work: To install a new 2 1/2 story rear addition and Exterior Woodwork.

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 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:
   - The building is located Islington Street and is surrounded with many contributing structures as well as more recent commercial intrusions into the district. The neighborhood is predominantly 2 – 2 ½ story wood-sided structures on narrow lots with little to no setback from the sidewalk.

J. Background, Comments & Suggested Action:
   - The applicant proposes to construct a 2 ½ story rear addition to support five existing residential units within the building.
   - The HDC recommended the applicant replace the casement window on the single-story addition with a pair of double-hung windows. Additionally, the Commission suggested widening the corner boards and modify the railing on the front porch.

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

K. Aerial Images and Maps:

HISTORIC SURVEY RATING

C
### MODERATE PROJECT

- 2 ½ Story Rear Addition and Exterior Woodwork -

#### 553-559 ISLINGTON STREET (LU-20-180) – PUBLIC HEARING #A (MODERATE PROJECT)

#### INFO/ EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>Project Information</th>
<th>SUBJECT PROPERTY</th>
<th>NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building</td>
<td>Proposed Building (Average)</td>
<td>Abutting Structures (Average)</td>
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<tr>
<td><strong>GENERAL BUILDING INFORMATION</strong></td>
<td>(ESTIMATED FROM THE TAX MAPS &amp; ASSSESSOR’S INFO)</td>
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<td>6 Number of Stories</td>
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<td>7 Building Coverage ( % Building on the Lot)</td>
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#### PROJECT REVIEW ELEMENT

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<tr>
<th>元素</th>
<th>申请者的评论</th>
<th>HDC提意见</th>
<th>适宜性</th>
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<td>7. <strong>Roof Projections</strong> (i.e. chimneys, vents, dormers,…)</td>
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<td>8. <strong>Rooftop Materials</strong></td>
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<td>9. <strong>Cornice Line</strong></td>
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<td>10. <strong>Walls</strong></td>
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<td>12. <strong>Projections</strong> (i.e. bays, balconies,…)</td>
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<td>14. <strong>Window Openings and Proportions</strong></td>
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<td>15. <strong>Window Casings, Trim</strong></td>
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<td>16. <strong>Window Shutters / Hardware</strong></td>
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<td>21. <strong>Landings / Steps / Stoop / Railings</strong></td>
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<td>22. <strong>Lighting</strong> (i.e. wall, post,…)</td>
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<td>23. <strong>Signs</strong> (i.e. projecting, wall,…)</td>
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<td>27. <strong>Fence / Walls / Screenwalls</strong> (i.e. materials, type,…)</td>
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<td>28. <strong>Grading</strong> (i.e. ground floor height, street edge,…)</td>
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<td>31. <strong>Parking</strong> (i.e. location, access, visibility,…)</td>
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<td>32. <strong>Screening/ Enclosures</strong> (i.e. sheds, dumpsters,…)</td>
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#### HISTORIC DISTRICT COMMISSION MEMBERS

- **BRENDAN J. SMITH, CHAIRMAN**
- **SUSAN K. LINDSTROM, COMMISSIONER**
- **JOOI H. NG, COMMISSIONER**

#### BUILDING DESIGN / MATERIALS

- **BUILDING DESIGN**
- **MATERIALS**

#### SITE DESIGN

- **SITE DESIGN**

### PROPERTY EVALUATION FORM

**PROPERTY:** 553-559 Islington St.  
**Case No.:** A  
**A Date:** 11-4-20

#### DECISION: Approved with Stipulations  
**PORTSMOUTH HISTORIC DISTRICT COMMISSION**  
**PROPERTY:** 553-559 Islington St.  
**Case No.:** A  
**A Date:** 11-4-20

#### H. Purpose and Intent:

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

#### I. Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  
2. Compatibility with surrounding properties:  
3. Relation to historic and architectural value of existing structure:  
4. Compatibility of innovative technologies with surrounding properties:  

#### Decision:

- Approved
- Continued
- Approved with Stipulations
- Withdrawn
Permit Requested:

Project: 50 NEW CASTLE AVE, (LU-20-173) CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #1

A. Property Information - General:
   
   Existing Conditions:
   • Zoning District: SFB
   • Land Use: Single-Family
   • Land Area: 9,883 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: South End

B. Proposed Work: Construct a rear addition with deck and replace siding, windows & roof.

C. Other Permits Required:
   • Board of Adjustment
   • Planning Board
   • City Council
   • Condo Association
   • Abutting Property Owner

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:
   • 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., Porthwalk, 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:
   • The building is located along the intersection of New Castle Ave. and Humphrey’s Court. It is surrounded with many 2 to 2.5 story wood-sided structures with shallow front yard setbacks narrow side yards and deeper rear yards.

J. Background & Suggested Action:
   • The applicant is proposing to:
     • Construct a rear addition with a deck and patio; and
     • Renovate the existing structure with new siding, windows and roofing.
   • At the last HDC meeting the Commission suggested the massing was much better as the addition appeared sub-ordinate to the historic structure.

K. Aerial Image, Street View and Zoning Map:

Design Guideline Reference – Guidelines for Windows and Doors (08)and Small Scale New Construction and Additions (10).

HISTORIC SURVEY RATING

C
## MODERATE PROJECT
- Rear Addition with Deck and Patio -

### INFO / EVALUATION CRITERIA

<table>
<thead>
<tr>
<th>Subject Property</th>
<th>Neighboring Structures</th>
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<tbody>
<tr>
<td>Existing Building</td>
<td>Proposed Building (+/-)</td>
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</table>

### STAFF

**GENERAL BUILDING INFORMATION** (Estimated from the Tax Maps & Assessor’s Info)

- Gross Floor Area (SF)
- Building Height / Street Wall Ratio
- Roof Area Ratio (GFA / Lot Area)
- Building Height - Zoning (Feet)
- Building Height - Street Wall / Cornice (Feet)
- Number of Stories
- Building Coverage % (Building on the Lot)

### PROJECT REVIEW ELEMENTS

**APPLICANT’S COMMENTS**

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<th>CONTEXT</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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### HISTORIC DISTRICT COMMISSION MEMBERS

**BUILDING MATERIALS / MASONRY**

- Stone
- Brick
- Stucco
- Wood
- Metal

### DESIGN

**PRESERVATION AND INTENT**

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:  

**REVIEW CRITERIA / FINDINGS OF FACT**

1. Consistent with special and defining character of surrounding properties:  
2. Compatibility of design with surrounding properties:  
3. Relation to historic and architectural value of existing structure:  
4. Compatibility of innovative technologies with surrounding properties:  

### PROPERTY EVALUATION FORM

**PROPERTY:** 50 New Castle Ave  
**Case:** LU-20-173  
**Commission:** Portsmouth Historic District Commission  
**Date:** 11-4-20
Historic District Commission

Project Address: 33 JEWELL COURT (LU-20-191)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #2

Existing Conditions:
- Zoning District: CD4-W
- Land Use: Commercial
- Land Area: 33,791 SF +/-
- Estimated Age of Structure: c.1884
- Building Style: NA
- Historical Significance: C
- Public View of Proposed Work: View from Islington and S. Albany Streets
- Unique Features: Former Frank Jones Brewery
- Neighborhood Association: West End

B. Proposed Work: To replace slate shingles with asphalt.

C. Other Permits Required:
- ☑ Board of Adjustment
- ☑ Planning Board
- ☑ City Council
- ☑ Condo Association
- ☑ Abutting Property Owner

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

E. Existing Building to be Altered/ Demolished:
- ☑ 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, Jardiniere Building, 10 Pleasant Street)
- ☑ Invention within a Style (i.e., Porter Street Townhouses, 100 Market Street)
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H. Project Type:
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- ☑ Moderate Project (i.e. significant alterations, alterations or expansions)
- ☑ Major Project (i.e. very large alterations, additions or expansions)

I. Neighborhood Context:
- This contributing structure is located within the former Frank Jones Brewery Complex in the heart of the West End.

J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
  - To replace the existing slate roof (c.1884) with asphalt shingles.
  - Note that the applicant was encouraged to consider a faux slate shingle given the roof profile, exposure and view from the public way.
  - It will be important to make repairs to the existing light monitors or cupolas that are a character-defining feature of this building.

K. Aerial Image, Street View and Zoning Map:


Aerial and Street View Image

HISTORIC SURVEY RATING C
### 33 JEWELL COURT (LU-20-191) – PUBLIC HEARING #2 (MINOR)

<table>
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<td>Building Height – Street Wall / Cornice (Feet)</td>
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### PROPERTY EVALUATION FORM

**MINOR PROJECT – Replace Slate Shingles with Asphalt Shingles –**

**PROPERTY EVALUATION FORM**

**PORTSMOUTH HISTORIC DISTRICT COMMISSION**

**PROPERTY: 33 Jewell Court Case No. 2 Date: 11-6-20**

**Decision:**

- Approved with stipulations
- Denied
- Withdrawn
- Continued
- Postponed
- Approved

**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

**I. 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: 249 PLEASANT STREET (LU-20-193)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #3

Existing Conditions:
- Zoning District: MRO
- Land Use: Single Family
- Land Area: 6,084 sf +
- Estimated Age of Structure: c. 1902
- Building Style: Colonial Revival
- Historical Significance: E
- Public View of Proposed Work: View from Pleasant and Hancock Street
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To replace all remaining historic windows.

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

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

E. Existing Building to be Altered / Demolished:
- 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 alterations, additions or expansions)

I. Neighborhood Context:
- This focal structure is located along Pleasant and Hancock Streets with many other contributing structures.

J. Staff Comments and/or Suggestions for Consideration:
- The Application is proposing to:
- To replace the remaining historic windows with the previously-approved Marvin Elevate window.


K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

HISTORIC SURVEY RATING
C
### 249 PLEASANT STREET (LU-20-193) – PUBLIC HEARING #3 (MINOR)

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### PROPERTY EVALUATION FORM

**MINOR PROJECT**
- Replace Remaining Windows -

**H. Purpose and intent:**
- Preserve the integrity of the District: Yes No
- Assessment of the Historical Significance: Yes No
- Conservation and enhancement of property values: Yes No
- Maintain the special character of the District: Yes No
- Complement and enhance the architectural and historic character: Yes No
- Promote the education, pleasure and welfare of the District to the city residents and visitors: Yes No

**I. Review Criteria / Findings of Fact:**
- Consistent with special and defining character of surrounding properties: Yes No
- Compatibility of design with surrounding properties: Yes No
Historic District Commission

Project Address: 5 HANCOCK STREET (LU-20-209) 
Certificate of Approval
Public Hearing #4

Existing Conditions:
- Zoning District: MRO
- Land Use: Single Family
- Land Area: 5,795 SF
- Estimated Age of Structure: c. 1920
- Building Style: Colonial Revival
- Historical Significance: NA
- Public View of Proposed Work: View from Hancock Street
- Unique Features: Was originally located in the garden at the Langdon mansion
- Neighborhood Association: Downtown

Proposed Work: To add a second floor to the garage and add a connector.

Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

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

Existing Building to be Altered/ Demolished:
- Principal
- Accessory
- Demolition

Sensitivity of Context:
- Sensitive
- Low Sensitivity
- “Back-of-House”

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, SS Congress Street)
- Intentional Opposition (i.e., McIntyre Building, Citizen’s Bank, Coldwell Banker)

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

Neighborhood Context:
- This structure is located along Hancock Street along the edge of Strawberry Banke. It is surrounded with many 2-3 story wood-framed structures with shallow setbacks to the street.

J. Staff Comments and/or Suggestions for Consideration:
The Application is proposing to:
- Add a second floor to the garage.
- Add a second floor connector between the garage and house.

Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

K. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING
C
MODERATE PROJECT
– Add a 2nd Floor to the Garage and a 2nd Floor Connector–
Historic District Commission

Project Address: 57 SALTER STREET (LU-20-211)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: PUBLIC HEARING #5

A. Property Information - General:

   Existing Conditions:
   - Zoning District: WB
   - Land Use: Single Family
   - Land Area: 10,700 SF +/-
   - Estimated Age of Structure: c. 1800
   - Building Style: Federal
   - Historical Significance: C
   - Public View of Proposed Work: View from Salter Street & Riverfront
   - Unique Features: Outbuilding
   - Neighborhood Association: South End

B. Proposed Work: To add a recessed porch, replace windows and remove skylights.

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
   - Significant 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)
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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 alterations, additions or expansions)
   - Major Project (i.e. very significant alterations, additions or expansions)

I. Neighborhood Context:
   - This contributing structure is located along the end of Salter Street along the Piscataqua River. It is surrounded with 2-2.5 story wood-sided historic structures with shallow to no front yard setbacks.

J. Background & Suggested Action:
   The applicant proposed to:
   - Add a new side entry porch and recessed porches on the rear elevation.
   - Resize and replace the windows.
   - Remove the skylights.
   - Apply shingles to the sidewall of the original house.
   - Add half-round copper gutters and downspouts.
   - A cable-rail system will be used on the porches and a rope between the waterfront piers.

Design Guideline Reference – Guidelines for Roofing (04), Exterior Woodwork (06), Windows and Doors (08), and Site Elements and Streetscapes (09)

K. Aerial Image, Street View and Zoning Map:

HISTORIC SURVEY RATING
C
### 57 SALTER STREET (LU-20-211) – PUBLIC HEARING #5 (MODERATE)

#### MODERATE PROJECT

- Add recessed Porches, Shingle Siding, Windows and Remove Skylights –

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**H. Purpose and Intent:***

1. Preserve the integrity of the District:  
   □ Yes □ No  
2. Assessment of the Historical Significance:  
   □ Yes □ No  
3. Compatibility of design with surrounding properties:  
   □ 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

**I. 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. Comp of innovative technologies with surrounding properties:  
   □ Yes □ No
Historic District Commission

Project Address: 45 GARDNER STREET (LU-20-212)
Certificate of Approval
PUBLIC HEARING #6

A. Property Information - General:

Existing Conditions:
- Zoning District: GRB
- Land Use: Single Family
- Land Area: 1,306 SF +/-
- Estimated Age of Structure: c.1857
- Building Style: Greek Revival
- Number of Stories: 2.5
- Historical Significance: Contributing
- Public View of Proposed Work: View from Walton Alley
- Unique Features: NA
- Neighborhood Association: South End

B. Proposed Work: To add 3 casement windows to the rear elevation.

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

F. S 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, SS 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)

J. Neighborhood Context:
- The property is located along Gardner Street. It is surrounded by many wooden framed 2.5 story historic structures with no front yard setbacks with little to no side yards.

K. Staff Comments and/ or Suggestions for Consideration:
- This application proposes to add and elevator shaft along the eastern elevation.
- Note that the applicant has requested to postpone this application until the October meeting.

Design Guideline Reference – Guidelines for Exterior Woodwork (05) and Windows and Doors (08).

L. Aerial Image, Street View and Zoning Map:

Proposed Rear Windows and Street View Image

Zoning Map

HISTORIC SURVEY RATING
C
## 45 Gardner Street (LU-20-212) – Public Hearing #6 (Minor)

### Info / Evaluation Criteria

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### Staff

#### General Building Information

- Construction Costs (Estimated from the Tax Maps & Assessor’s Info)

#### Project Review Element

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<th>Appropriateness</th>
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### Historic District Commission Members

#### Building Design & Materials

- Scale (ie. height, volume, coverage...)
- Placement (ie. setbacks, alignment...)
- Massing (ie. modules, banding, setbacks...)
- Architectural Style (ie. traditional – modern)
- Rooftops
- Style and Slope
- Roof Projections (ie. chimneys, vents, dormers...)
- Roof Materials
- Cornice Line
- Eaves, Gutters and Downspouts
- Walls
- Siding / Material
- Projections (ie. bays, balconies...)
- Doors and Windows
- Window Openings and Proportions
- Window Casings / Trim
- Window Shutters / Hardware
- Awning
- Doors
- Porches and Balconies
- Projections (ie. porches, porches, canopies...)
- Landings / Steps / Stoop / Railings
- Lighting (ie. wall, post...)
- Signs (ie. projecting, wall...)
- Mechanicals (ie. HVAC, generators)
- Decks
- Garages / Barns / Sheds (ie. doors, placement...)
- Fence / Walls (ie. materials, type...)
- Grading (ie. ground floor height, street edge...)
- Landscaping (ie. gardens, planters, street trees...)
- Driveways (ie. location, material, screening...)
- Parking (ie. location, access, visibility...)
- Accessory Buildings (ie. sheds, greenhouses...)

### Purpose and Intent:

1. Preserve the integrity of the District:  [☐ Yes ☐ No]
2. Assessment of the Historical Significance:  [☐ Yes ☐ No]
3. Conservatism 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]

### Review Criteria / Findings of Fact:

1. Consistent with special and defining character of surrounding properties:  [☐ Yes ☐ No]
2. Compatibility with 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]
Meeting Type: Project

Hi B. Proposed Work:

Existing

ST:

Existing

Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 6,078 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular
- Historical Significance: Contributing
- Public View of Proposed Work: View from Northwest Street
- Unique Features: Adjuts Rt. 1 Bypass
- Neighborhood Association: Christian Shore

B. Proposed Work: To install a covered porch.

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

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, Jardinier 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:

- The building is located along Northwest Street. It is surrounded with many 2-2.5 story wood-sided structures with shallow setbacks and small side or rear garden areas. The oldest structure in New Hampshire – the Jackson house – located approx. 250 feet from this property.

J. Staff Comments and/ or Suggestions for Consideration:

The Application is proposing to:

- The applicant proposes to add a covered and enclosed porch.
- Add solar panels to the roof structure.

K. Aerial Image, Street View and Zoning Map:

Aerial and Street View Image

Zoning Map
## 121 NORTHWEST STREET (LU-20-194) – PUBLIC HEARING #7 (MINOR)

### INFO / EVALUATION CRITERIA

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<th>GENERAL BUILDING INFORMATION (ESTIMATED FROM THE TAX MAPS &amp; ASSESSOR’S INFO)</th>
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<th>APPICANT’S COMMENTS</th>
<th>HDC SUGGESTIONS</th>
<th>APPROPRIATENESS</th>
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### MINOR PROJECT

Construct a Covered Porch and Add Solar Panels –

### HISTORIC DISTRICT COMMISSION MEMBERS

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<th>BUILDING DESIGN ELEMENTS</th>
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<td>PROPERTY: 121 NORTHWEST STREET Case No.: 7 Date: 11-10-20</td>
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### SITE DESIGN

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### 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

### 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 Evaluation Form: 132-134 MIDDLE STREET (LUHD-105)
Certificate of Approval
Work Session #B

A. Property Information - General:
- Zoning District: CD4-L1
- Land Use: Mixed-Use
- Land Area: 111,000 SF +/-
- Estimated Age of Structure: c.1865
- Building Style: Mansard
- Number of Stories: 3.0
- Historical Significance: Focal
- Public View of Proposed Work: View from Middle Street & Haymarket Square
- Unique Features: The Parrot House is a Focal building
- Neighborhood Association: Downtown

B. Proposed Work: To repoint brick, replace the roof & make entryway improvements

C. Other Permits Required:
- Board of Adjustment
- Planning Board
- City Council
- Condo Association
- Abutting Property Owner

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., McInrhye Building, Citizen’s Bank, AC Hotel)

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 focal historic structure is located along historic Haymarket Square and is surrounded with many other contributing and focal brick or wood-sided historic buildings between 2.5-3 stories in height. Note that the structure is located on two separate lots.

J. Previous HDC Comments and Suggestions:
- The HDC has reviewed this application and requested the applicant either explore reusing existing slate shingles from the rear addition for the front façade or using the faux slate shingles. The asphalt shingles were not supported by a majority of the Commission given the location, prominence and focal status of the building. The Applicant was asked to also clarify the techniques proposed for restoration or replacement of the brownstone quoins and stairs.

K. Staff Comments and Suggestions for Consideration:
- Please note that the applicant may require additional time and request a continuance to the December meeting in order to meet with roofing and masonry experts to evaluate the feasibility of reusing the existing slate and making repairs or replacement to the brownstone.

Design Guideline Reference – Guidelines for Exterior Maintenance (03), Roofing (04), Exterior Woodwork (05), Masonry and Stucco (07) and Windows & Doors (08).

L. Proposed Design, 3d Massing View and Aerial View:

Street View Image of Existing Conditions & 3D Massing Model

HISTORIC SURVEY RATING

F
# PROPERTY EVALUATION FORM

- **PROPERTY:** 132-134 MIDDLE STREET
- **HISTORIC DISTRICT:** Portsmouth Historic District
- **COMMISSION:** Case No.: 8 Date: 11-10-20

## 132-134 MIDDLE STREET (LUHD-105) – WORK SESSION #8 (MODERATE)

### INFO / EVALUATION CRITERIA

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### 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

### I. 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 architectural value of existing structure:  ☐ Yes ☐ No
4. Compatibility of innovative technologies with surrounding properties:  ☐ Yes ☐ No
Historic District Commission

Project Address: 100 MARKET STREET (LUHD-198)
Permit Requested: CERTIFICATE OF APPROVAL
Meeting Type: WORK SESSION #C

Existing Conditions:
- Zoning District: CD5
- Land Use: Commercial
- Land Area: 13,571 SF
- Building Style: Modern Commercial
- Historical Significance: NA
- Public View of Proposed Work: View from Market and Hanover Streets
- Unique Features: 1st large, 5 story infill building with no setbacks
- Neighborhood Association: Downtown

B. Proposed Work: To renovate the corner entrance.

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

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, Jardinier 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. McNally Building, Citizen’s Bank, Coldwell Banker)

H. Project Type:
- Consent Agenda (i.e. very small alterations, additions or expansions)
- Major 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 Hanover and Market Streets. It is surrounded with many brick 3-4 story historic structures with no setbacks and small rear garden areas.

J. Staff Comments and/ or Suggestions for Consideration:
- The Application is proposing to:
  - Replace the glass canopy at the corner entrance with a sign band;
  - Expand the conditioned space within the storefront to include the recessed or covered corner entrance;
  - Note that of the Work Session, several members of the HDC suggested the applicant seek to retain the awning as a character-defining feature of the building. Plans will be submitted and distributed on 11-5-20.

K. Aerial Image, Street View and Zoning Map:

- Design Guideline Reference – Guidelines for Masonry & Stucco (07), and Windows and Doors (08).

- Plans will be submitted and distributed on 11-5-20.

HISTORIC SURVEY RATING
NA
MINOR PROJECT

- Renovate the Corner Entrance and Remove Awnings -

HISTORIC DISTRICT COMMISSION MEMBERS

STAFF

1. Grass Floor Area (SF)
2. Floor Area Ratio (GFA/ Lot Area)
3. Building Height / Street Wall Ratio
4. Building Height - Zoning (Feet)
5. Building Height - Street Wall / Cornice (Feet)
6. Number of Stories
7. Building Coverage (% Building on the Lot)

No.
8. Scale (i.e. height, volume, coverage, ...)
9. Placement (i.e. setbacks, alignment, ...)
10. Massing (i.e. modules, banding, stepbacks, ...)
11. Architectural Style (i.e. traditional - modern)
12. Roofs
13. Style and Slope
14. Roof Projections (i.e. chimneys, vents, dormers, ...)
15. Roof Materials
16. Cornice Line
17. Soffits, Gutters and Downspouts
18. Walls
19. Siding / Material
20. Projections (i.e. bays, balconies, ...)
21. Doors and Windows
22. Window Openings and Proportions
23. Window Casing/ Trim
24. Window Shutters / Hardware
25. Awnings
26. Doors
27. Porches and Balconies
28. Projections (i.e. porch, portico, canopy, ...)
29. Landings/ Steps / Stoop / Railings
30. Lighting (i.e. wall, post, ...)
31. Signs (i.e. projecting, wall, ...)
32. Mechanicals (i.e. HVAC, generators)
33. Decks
34. Garages/ Bams / Sheds (i.e. doors, placement, ...)
35. Fence / Walls (i.e. materials, type, ...)
36. Grading (i.e. ground floor height, street edge, ...)
37. Landscaping (i.e. gardens, planters, street trees, ...)
38. Driveways (i.e. location, material, screening, ...)
39. Accessory Buildings (i.e. sheds, greenhouses, ...)

No.
1. Purpose and Intent:
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:

No.
1. Compatibility of design with surrounding properties:
2. Compatibility of design with surrounding properties:
3. Relation to historic and architectural value of existing structure:
4. Compatibility of innovative technologies with surrounding properties:
I. **Neighborhood Context:**
- The building is located along Market Street. It is surrounded by many brick 2.5 story structures with shallow setbacks and an internal parking lot area.

J. **Staff Comments and/or Suggestions for Consideration:**
- The Application is proposing to replace the rear decks with a pier-supported system.

• **Design Guideline Reference:** Guidelines for Porches, Stoops and Decks (06)

K. **Aerial Image, Street View and Zoning Map:**
- Rear Decks and Aerial View Image
- Zoning Map

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**Historic District Commission**

**Project Address:** 500 MARKET STREET (LUHD – 211)

**Certificate of Approval**

**Work Session #1**

**A. Property Information - General:**

- **Existing Conditions:**
  - Zoning District: Central Business District A (CBA)
  - Land Use: Office – Building 2
  - Land Area: 102,580 SF +/-
  - Estimated Age of Structure: c. 1930/1982
  - Building Style: Classical Revival
  - Historical Significance: C
  - Public View of Proposed Work: View from Market Street
  - Unique Features: NA
  - Neighborhood Association: Nobles Island

**B. Proposed Work:** Replace rear decks.

**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

**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, Jardinère 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)
MINOR PROJECT – Replace Rear Decks –

H. Purpose and Intent:
1. Preserve the integrity of the District: □ Yes □ No
2. Assessment of the Historical Significance: □ Yes □ No
3. Criteria for evaluation 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

I. 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