

I. Certificate of Appropriateness for a Building in a Historic District or Designated Building

A. Background Information:

1. Copy of Designation Report
2. Past CB5 Resolutions for the application
3. Applicant handout, including LPC application
4. Why LPC consent is needed. Recap of staff discussions / concerns (Including the name of the staff member).

B. Issues to Consider

ISSUE	More Desirable		Baseline		Least Desirable
Application Materials and Research	Applicant provides extensive historical research analysis and neighborhood context		Basic tax, current and neighborhood photos, and designation report are presented with little analysis		Applicant made little or no effort
Changes / Additions 1. Storefront infill 2. Windows 3. Façade Changes 4. Signage (including banners, flags, etc.) 5. Lighting 6. Canopies 7. Awning 8. ADA Accommodations	Contextual/harmonious historical precedents and sophisticated interpretation with building and context in historic district (neighborhood) or interior i.e. Appropriately scale bulkhead.		The proposal can be considered appropriate		Non-contextual with respect to proportions, fenestration, materials, location, etc. i.e. Herculte frameless glass doors
Materials Samples and Swatches	strong attempt to match historic precedent		contextual /harmonious historical precedents building /neighborhood sophisticated interpretations		Non-contextual material, color, proportions.
Fabric*	Seeks to retain historic building fabric		Preserves as much historic fabric as possible		Unnecessary removal of building fabric
Rooftop Applications Mock-up Required	Not visible from the public way		Limited visibility of mechanicals w/ no reasonable option for less visibility		Very visible from the public way, non-mechanical
Scope () Applicable () Not Applicable	Master Plan of a significant element or facade		Addresses significant architectural elements		Piecemeal and uncoordinated
Applicant / Architect	Record of stewardship of landmarked properties/ Award winning preservation efforts		Respects the review process, solid attempt to examine alternatives to seek the best preservation standards		No regard for preservation/ not experienced with preservation design
Interior* Landmark	Seeks to restore historic conditions		Minor impacts to comply with codes or changes of use		No historic or code compliant basis for change
Scenic Landmark (Central Park)	Seeks to restore to historic conditions.		Sensitive improvements that reflect modern use of parkland. i.e. playgrounds		No historical, code compliance basis for change
Transfer of Development Rights (from historic sites) 74-711 74-79 Text attached	Harmonious / contextual detailed preservation plan preservation trust fund established				Not harmonious / contextual No detailed preservation plan No preservation trust fund established

* Note and evaluate underlying philosophy - restore to original design or some intervening period, consult designation report.

Landmark Applications Considerations

Is change necessary for code compliance, or simply for commercial purposes?

Does the change alter the intent of the original architectural design? Does it diminish the cultural or historic significance?

Is the change reversible?

Will original fabric be removed? If so, how much?

Storefront Infill and Windows

Is the request symmetrical with the facade(s) of the building or within itself? And/or with the neighboring buildings?

Many historic buildings are designed symmetrically

Is there a bulkhead? Is it the appropriate height / material?

Piers -are they proportional with the building? Is placement lower piers consistent with upper floors?

Window type: Fixed show window / transom/ casement/ double hung/ pivot – what is the original style? And how closely do the replacements match with respect to configuration, profile, color.

Cornice - is restoration done in the same material/ design/ color / configuration as the original? Is it based on the existing design?

Historic photos? Is it similar to other cornices of the era/ architect?

Appurtenances

Signage (including banners, flags, etc.) Is there a precedent for signage at that building and/or in the district? What is the content and materials? Are the size and number proportional with the building? Similar to those nearby?

Do they conform with LPC rules for Ladies Mile?

Lighting fixtures- are they appropriate to the era?

Is lighting historically accurate for the location and the building?

Canopies

Do we have precedent photos?

If so, are there or were there canopies at this building?

What is the material? Does the canopy include signage, lighting or heating element?

Is the style/design appropriate to the building / neighborhood?

Does the canopy alter the facade in terms of views, symmetry, etc.?

Awnings

Do we have precedent photos?

If so, are there or were there awnings at this building?

Are they placed for one tenant or an entire storefront?

In Ladies Mile, do they conform with the rules?

Is the material and pattern “appropriate” i.e. strips are appropriate, a busy modern pattern is not.

Are there lighting or signage in the awning? if so, what materials and design style?

Definition of Harmonious: The application / proposal is contextual in its use of materials, color, texture, and scale and does not detract from the landmark or within the context of a landmark district.

II. Landmarks Matrix – For Proposed Designation

Research -Architectural -Historic -Cultural	Extensive research presented. Very worthy of preservation rare example Relevant as Architectural, historic and or cultural resource				Little or no research presented. Minor significance in only one of the three categories.
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* Does the owner support designation?