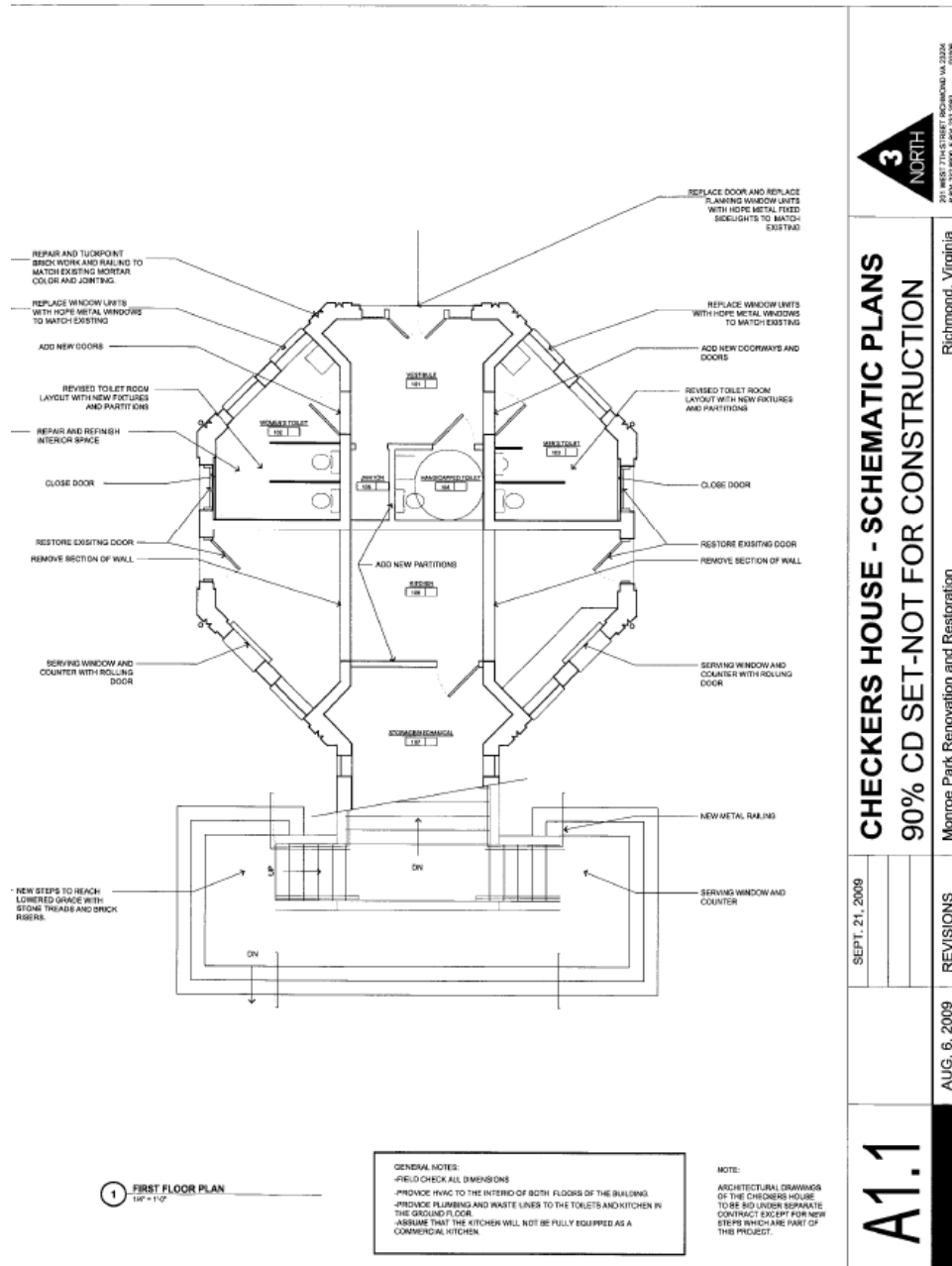


Checkers House Renovation Summary (updated 3/13/18)

Below is a summary and series of illustrations showcasing the progression of the proposed renovations of the Checkers House. This project is part of the larger Monroe Park Master Plan. The Urban Design Committee and Planning Commission reviewed the Monroe Park Master Plan conceptually in October 2007, and then approved a final version of the plan in February 2008.

2009

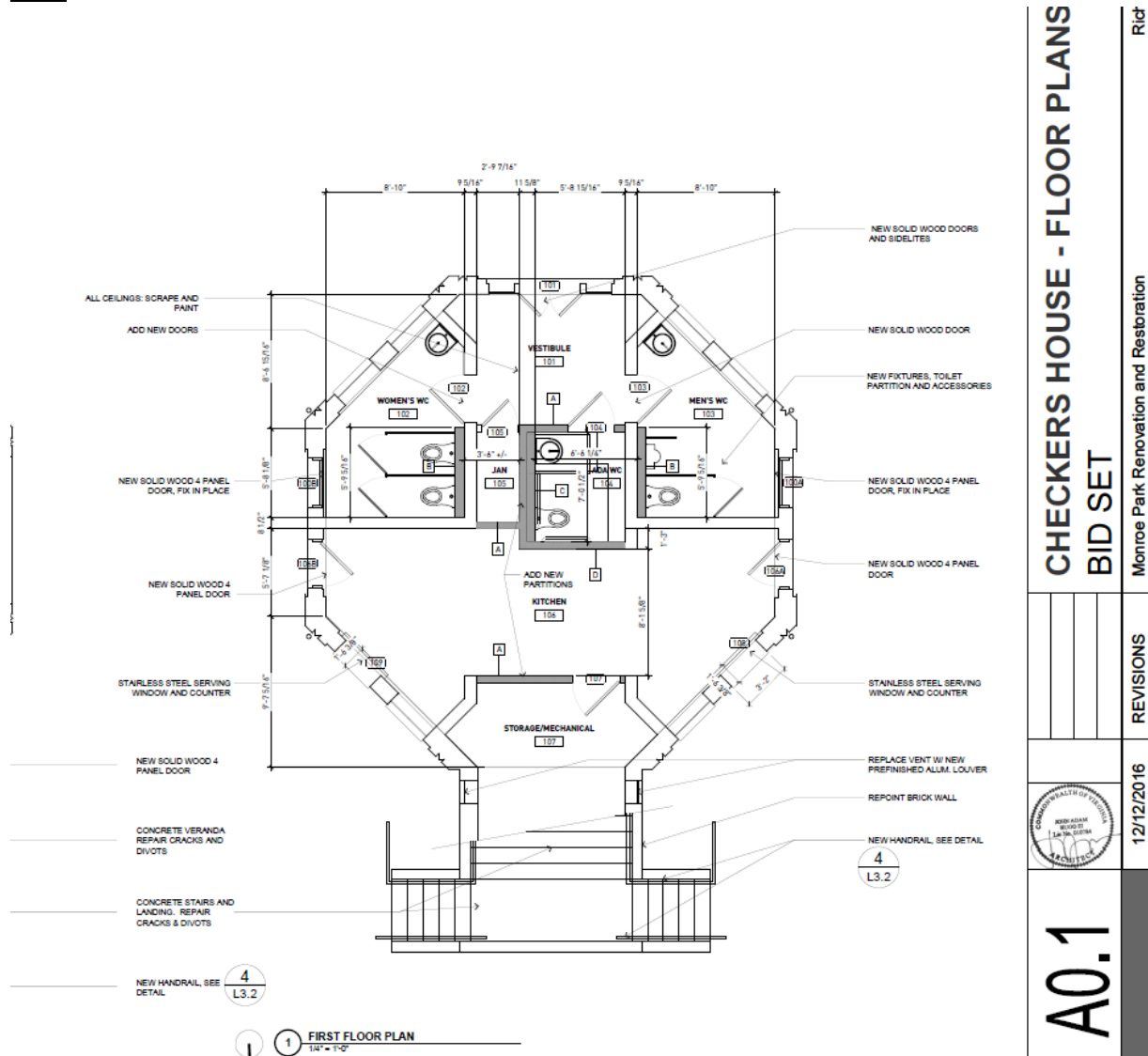


In 2009, the Urban Design Committee and the Planning Commission approved final construction plans for the renovation of Monroe Park without conditions which included the approval of a fixed door for the bathroom and a functioning door for the adjacent space and two service windows with rolling doors to replace existing stationary windows.

(Continued)

Checkers House Renovation Summary (updated 3/13/18)

2016



In 2016, revisions to the renovation of the Checkers House to accommodate an ADA accessible restroom facility were submitted to, and approved by, the Permits and Inspections division. This did not require Location, Character, and Extent review as the proposed renovations did not impact the exterior of the building.

2017

Various revisions and updates to the overall Monroe Park Project were submitted including:

- UDC 2017-08 Final review of Monroe Park Revisions
 - Permeable Pavers
 - Bio-filtration Planters
 - Planting Plan
 - Park Lighting-Interior
 - Park Lighting-Perimeter Streetscape

(Continued)

Checkers House Renovation Summary (updated 3/13/18)

- Checkers House Plaza – Wall Materials and Layout
- Drinking Fountain
- Bike Racks
- Stage and Flagpoles
- Games Court Design
- Tree Removal Plan
- UDC 2017-12 Conceptual Review of Laurel Street Event Venue – Monroe Park Pavilion
- UDC 2017-17 Final Review of Laurel Street Event Venue – Monroe Park Pavilion
- UDC 2017-18 Final Review of Monroe Park Furnishings
- UDC 2017-19 Conceptual Review of Monroe Park Portland Loo
- UDC 2017-33 Final Review of Monroe Park Portland Loo
- UDC 2017-35 Final Review of modification to Checkers House Plaza (Monroe Park Revisions)

2018

In 2018, plans for another revision to the renovation of the Checkers House were submitted to the division of Permits and Inspections. This submittal consisted of a modification to the exterior of the building and thus was denied as it had not been reviewed for Location, Character, and Extent.

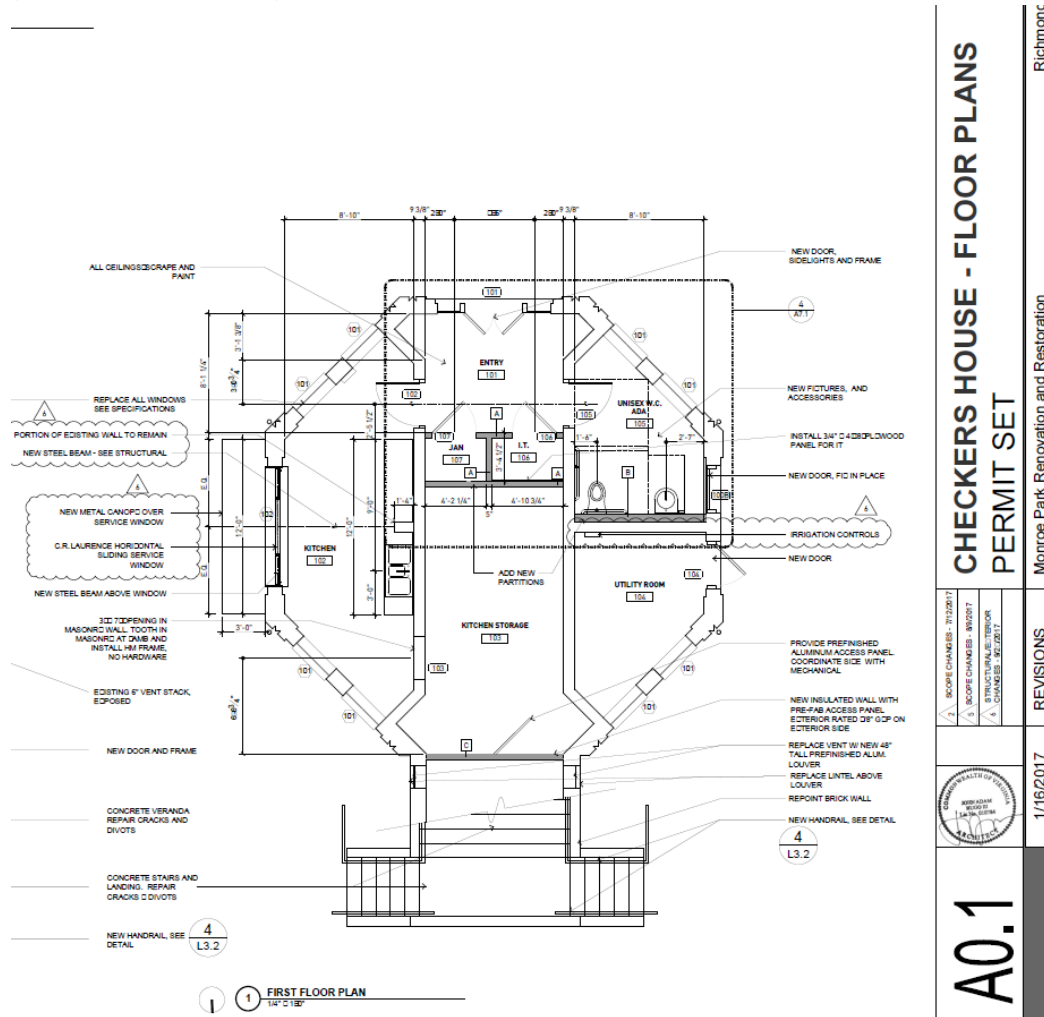
(Continued)

Checkers House Renovation Summary (updated 3/13/18)

2018

Plans submitted to the permit division consisted of a revision to the service window plan approved in 2016. The permit reviewer compared the proposed revision (Revision 1) with what was approved and denied the plan as it was suggested by Planning and Preservation staff that the revisions were not in compliance with the 2016 approval.

(see Revision 1 below)



(Continued)

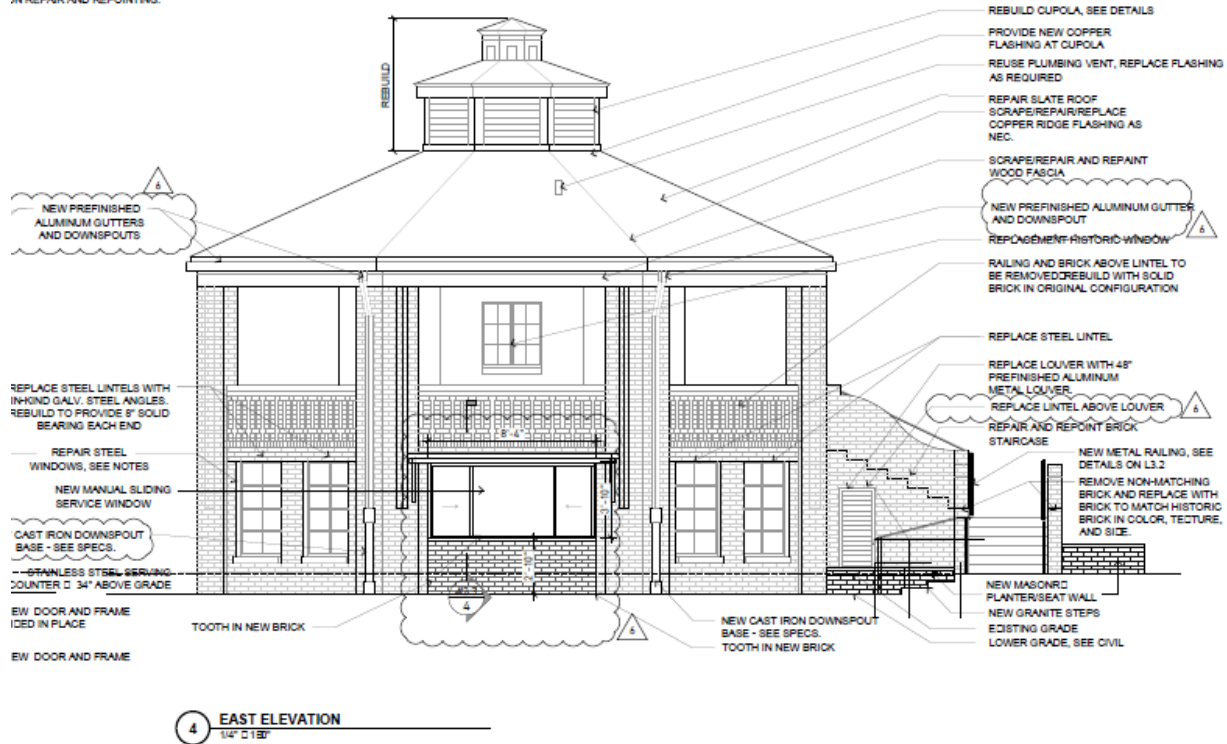
(see Revision 1 elevation below)

Checkers House Renovation Summary (updated 3/13/18)

MASONRY REPAIR AND REPOINTING

INSPECT ALL MASONRY WALLS,
INTERIOR AND EXTERIOR.

REFER TO SPECIFICATIONS FOR SCOPE
IN REPAIR AND REPOINTING.

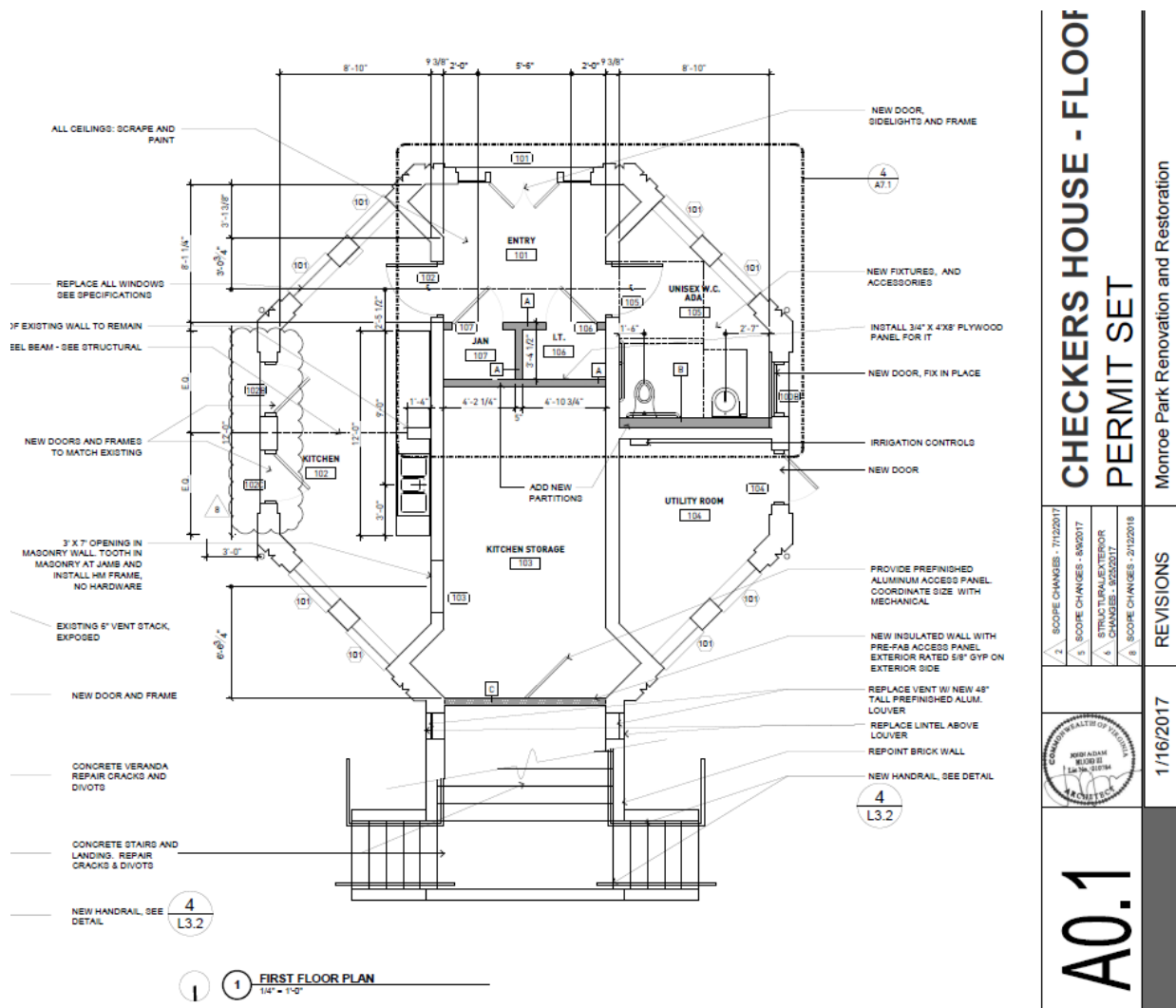


Due to the time and budget constraints, and to prevent delay and continue with construction, new revisions (Revision 2) were submitted that replaced the two existing doors with two stationary windows that were comparable to the historic windows being renovated.

(Continued)

(See Revision 2 below, date is not accurate)

Checkers House Renovation Summary (updated 3/13/18)



(Continued)

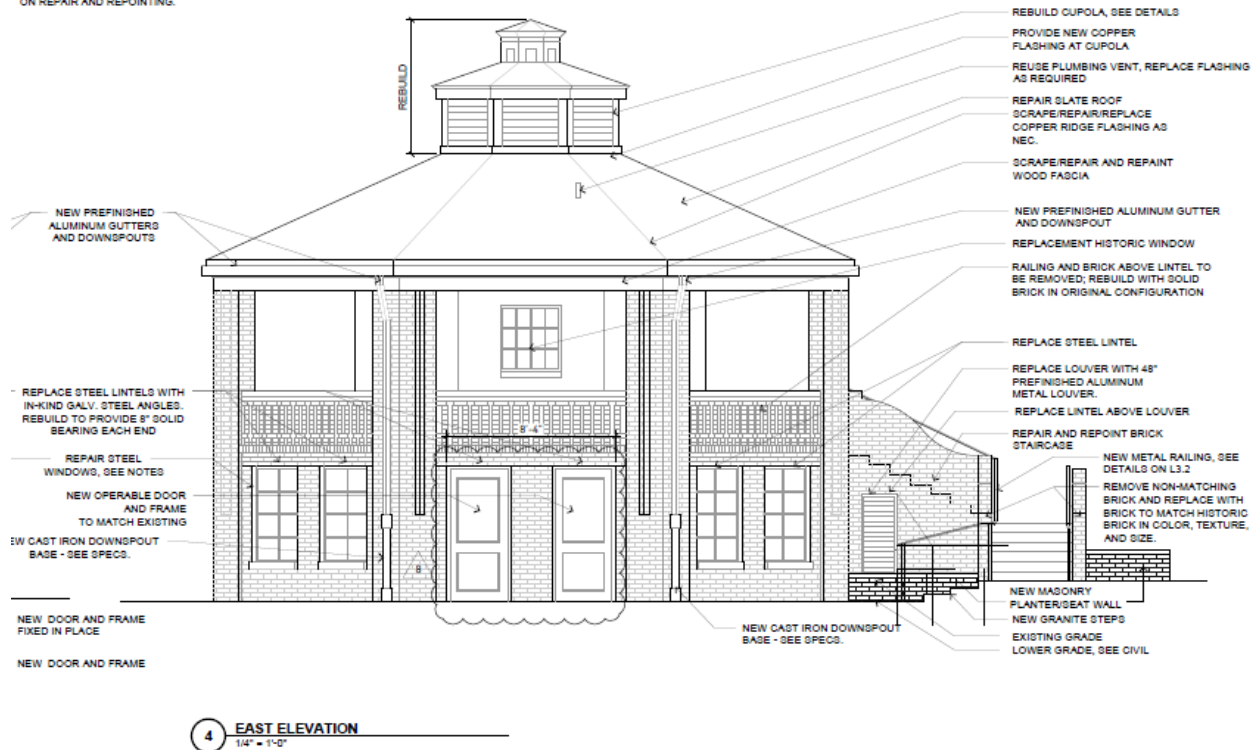
(see Revision 2 elevation below)

Checkers House Renovation Summary (updated 3/13/18)

MASONRY REPAIR AND REPOINTING:

INSPECT ALL MASONRY WALLS, INTERIOR AND EXTERIOR.

REFER TO SPECIFICATIONS FOR SCOPE ON REPAIR AND REPOINTING.



The applicant is returning to the March 2018 UDC meeting to propose Revision 1 be installed.

March 8, 2018 Regular meeting of the UDC

After listening to the presentation by staff with a recommendation of denial of the proposed Revision 1, the applicant presented a new alternative at the meeting, Revision 3 (see elevation and renderings below). This revision was not submitted for staff review but rather was analyzed and discussed at the March 8 meeting. The UDC reviewed and discussed Revision 3 with the applicant. Considering the project timeline and the ability for the public to comment between the March 8, UDC meeting and the March 19, CPC meeting, the UDC recommended the Planning Commission approve Revision 3 with the following conditions:

- That the new paneling below the service windows are recessed to further differentiate the new building material from historic brick face
- That the existing doors and casing remain stored onsite

(Continued)

Checkers House Renovation Summary (updated 3/13/18)

Revision 3



EAST ELEVATION - ALTERNATE SERVICE WINDOW



CONCEPTUAL RENDERING



3NORTH

MONROE PARK
MARCH 2018

MONROE PARK
CONSERVANCY



CONCEPTUAL RENDERING



3NORTH

MONROE PARK
MARCH 2018

MONROE PARK
CONSERVANCY