

Historic Commission Report

- Report Issued last week following two meetings with the Commission.
- At the October 22 meeting the Commission did not vote on a position nor did the Chair obtain or voice a consensus from the Commission.
- As a result he was obligated to report the entire breadth and diversity of comments by his Commission Members.
- The report does not reflect what occurred at the meeting. The report appears to say that a majority of members did not approve the design. However, that is not what occurred at the meeting:
 - Two members spoke in favor
 - Two members spoke in opposition
 - The chair did not state his final opinion

What actually was said at the Historic Commission Meeting based upon the Audio Recording

- 38:56-39:10 Glenn Richards “[G]oal tonight is to go around with my fellow board members here to **collect their thoughts so that I can compile them into this third advisory review.**”
- 41:08-43:20, Glenn Richards mentions size concerns, parking system raising height. Asks about possibility of bringing parking down a few feet. Attorney Mead answers this explaining how not possible due to various factors including fire department not allowing this.
- 45:00 Glenn Richards: “attic space” question, also asks if IFS considered different roof pitches. Christopher Angelakis responds explaining how proposed roof pitch was determined, looked at various pitches, and how proposed pitch fits within the neighborhood.
- 46:35-50 Glenn Richards responds to Christopher Angelakis: “I do understand the bit about the pitch. I know actually in some of the older houses the pitch is shallower but **most of the houses in this neighborhood are of a vintage that have a pitch that is pretty close to what you’ve got there [in the proposed plan] so I would agree with that.**”
- 47:00 Glenn Richards: **Mark Griffin’s house is smaller than average, “a little unfair” to use as comparison,** but differences in height of windows on second floor of IFS proposed building next to his is very noticeable.
- 48:18 end of Glenn Richards comments/questions.

Meeting Continued

- 48:20 Joe Morgan begins: “I agree entirely with Mr. Angelakis [the Architect]. I think that what you’re seeing here is an interpretation of residential pallet of materials and proportions.”
- 49:22 Joe Morgan: “Overall, I find that the proportions, unless you really scrutinize the dimensions of all those openings, they still feel residential.”
- Glen Richards in background: “Yeah.”
- 49:44 Joe Morgan: “I think that the Architect has achieved what I thought were critical features in order to make the building more historical in its setting.”
- 50:08: Joe Morgan’s only question was about window trim. Answered by Christopher Angelakis and can easily be addressed.

Meeting Continued

- 52:23 Chris Fay comments begin.
- Around 53 minutes into the recording Chris Fay: “Looks great, just doesn’t look great here.”
- 53:45 Chris Fay: “Aerial view is shocking to me”.
- 54:00 Chris Fay: “Nothing new to add”. “I just don’t support this”.
- 54:12: Glenn Richards ask Chris Fay for clarification: “[The Proposal] Does not look great in the context of this little... neighborhood?” Chris Fay responds that it “Fits the city, just doesn’t fit [here]... you know... [gives examples of other locations where he thinks it would fit including Storey Ave. IFS Location]”.
- 54:57: Chris Fay goes on to say the “Neighborhood doesn’t support it” as in the neighborhood setting, not the abutters themselves.
- 55:10: Chris Fay: “Zoned commercial doesn’t mean you have to do it”

Meeting Continued

55:22 Ron Ziemba comments begin.

- 55:40-57 Ron Ziemba: “[Have] reached an impasse... Last two speakers [Joe Morgan and Chris Fay] were a perfect example of that.”
- 57:07 Ron Ziemba: “Proposal that holds the most promise for compromise... is... the one we’ve been looking at... from the outside looks like just another neighborhood residential building...or [to rephrase] a cluster of residential buildings in the neighborhood.”
- 57:41 Ron Ziemba: “Architect has gone to some considerable lengths... [to make this not just another residential looking neighborhood]... but a residential neighborhood that fits with the buildings on Otis St. and Prospect St. So I would disagree with Commissioner [Chris] Fay on this and agree with Commissioner [Joe] Morgan. Especially now that the ridge height has been lowered maybe we can take another look at this option and form a majority around it.”
- 58:35 Glenn Richards: “If not for parking system [driving the extra height of the first floor of the proposal] more would agree with that.”
- 58:46 Glenn Richards: “I would agree with both you [Ron Ziemba] and Joe [Morgan] that they have done a good job of, at least stylistically making it a much more harmonious fit in the neighborhood, especially when contrast[ing] it to the original proposals.”

Meeting Continued

59:12 Patricia Peknik comments begin.

- 1:04:50 Patricia Peknik: “Department of the Interior continually emphasizes the need to protect the historic setting and context of the property, the building site, and environment and other surrounding historic buildings.”
- 1:05:04 Patricia Peknik emphasizes “**Speaking just as myself...**” **NOT FOR ENTIRE COMMISSION**
- 1:05:50 Patricia Peknik says the things she likes about the project are irrelevant because after reading all Secretary of Interior Materials and DOD Ordinance “Applying them to this project, as a member of this commission can do no other than conclude.. too much height, volume to be shoehorned into historic neighborhood context... don’t know the solution.” She does not know what an example of an addition on the site that would satisfy her interpretation of what would abide by Secretary of Interior Standards.
- 1:07:10 Patricia Peknik gives her interpretation on how “F.R.E.S.H. Test” would be applied to the proposal.
- 1:08:13-1:08:58 Glenn Richards responding to Patricia Peknik’s comments talks about how Commission is in an “annoying position” with all the work put into this by all parties involved “and yet there appear to be these insurmountable things going on.”
- 1:09:35 Glenn Richards: “I’ve asked a couple questions. It’s an interesting situation. I will compile all of this. I’ll wrap this up. It’s a tough one. I’ll give one last brief opportunity [for Attorney Mead or Chris Angelakis to make any closing remarks].”
- 1:12:40 Glenn Richards after their comments: “I think we’re good... it’s been a long haul... [historical commission] will do its best to provide whatever meaningful guidance we can to the planning board in that report.”

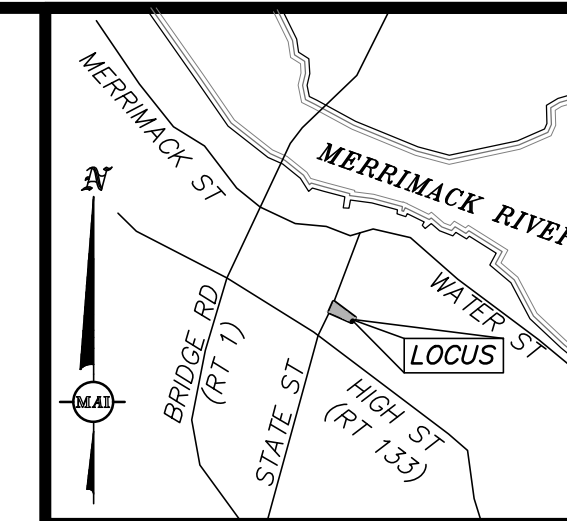
Historic Commission Conclusion

- The Report does not reflect what occurred at the Commission Meeting or the opinion of all of the Commissioners.
- The Chair did not take a position at the meeting and contrary to his assertion at the meeting the report he issued omitted two Commissioners opinions entirely and limited his comparisons to the two smallest structures in the neighborhood dismissing the majority of the structures in the neighborhood.
- The Applicant requests that the Board consider the Commission Report in light of what actually occurred at the meeting and the Chair's failure to adequately and fairly put forth the compilation of those comments.

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
▲	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
▲	TOP OF GRANITE POST, 3.5' A.G.	107.26

(SEE NOTE 6)



LOCUS MAP
(NOT TO SCALE)

EXISTING LEGEND:

- 101 ONE FOOT CONTOUR
- 100 FIVE FOOT CONTOUR
- GRANITE CURB
- IRON FENCE
- WOOD FENCE
- RETAINING WALL
- BRICK
- CONCRETE
- ASPHALT PARKING AREA TO BE REMOVED
- GRAVEL/GRASS PARKING AREA
- SIGN
- HANDICAP RAMP
- BOLLARD
- BENCH
- DECIDUOUS TREE
- CONIFEROUS TREE
- COMPILED GAS LINE
- GAS GATE
- GAS METER
- TEC COMMUNICATIONS LINE
- UGC UNDERGROUND CABLE PAINT MARKING
- TELEPHONE MANHOLE
- OHW OVERHEAD WIRES
- COMPILED ELECTRIC LINE
- LIGHT POLE
- ELECTRIC MANHOLE
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY WIRE
- DEHH ELECTRIC HANDHOLE
- AIR CONDITIONER
- DRAIN LINE
- COMPILED DRAIN LINE
- DRAIN MANHOLE
- COMPILED DRAIN MANHOLE
- CATCH BASIN
- COMPILED CATCH BASIN
- AREA DRAIN/ROUND CATCH BASIN
- D-SHAPE CATCH BASIN
- DOUBLE CATCH BASIN
- CLEANOUT
- WATER LINE
- UNDERGROUND WATER LINE
- +UGW UNDERGROUND WATER PAINT MARKING
- WATER GATE
- COMPILED WATER GATE
- HYDRANT
- WATER SERVICE
- IRRIGATION CONTROL VALVE
- SEWER LINE
- COMPILED SEWER LINE
- SEWER MANHOLE
- COMPILED SEWER MANHOLE
- MANHOLE
- TERMINUS UNKNOWN
- ABOVE GROUND
- BIT. CONC. BITUMINOUS CONCRETE
- CI CAST IRON
- CONC. CONCRETE
- CS CORRUGATED STEEL
- FFF FINISHED FIRST FLOOR
- GEN GENERATOR
- GC GRANITE CURB
- i/g/b INVERT
- PVC POLYVINYL CHLORIDE
- RWS STONE RETAINING WALL
- (TBR) TO BE REMOVED

NOTES:

1. THE TOPOGRAPHY, SITE DETAIL & SURFACE IMPROVEMENTS DEPICTED HEREON WERE OBTAINED FROM AN INSTRUMENT SURVEY CONDUCTED ON THE GROUND BY MERIDIAN ASSOCIATES, INC. (MAI) IN APRIL AND JULY 2019, AND JANUARY 2020.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DOWNTOWN BUSINESS DISTRICT (B2) AND THE DOWNTOWN OVERLAY DISTRICT.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOTS 39 & 40 ON CITY OF NEWBURYPORT ASSESSOR'S MAP 14.
4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED UPON A PARTIAL FIELD SURVEY AND COMPILED PLANS OF RECORD. MERIDIAN ASSOCIATES, INC. DOES NOT WARRANT NOR GUARANTEE THE LOCATION OF ALL UTILITIES DEPICTED OR NOT DEPICTED. THE CONTRACTOR, PRIOR TO COMMENCEMENT OF CONSTRUCTION, SHALL VERIFY THE LOCATION OF ALL UTILITIES AND CONTACT DIG SAFE AT 811.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. THE ELEVATIONS DEPICTED HEREON ARE BASED ON AN ASSUMED DATUM.
7. LIMITED PROPERTY LINES ARE DEPICTED HEREON.
8. THE SUBJECT PREMISES IS LOCATED IN FLOOD ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP NUMBER 25009C0136G DATED JULY 16, 2014.
9. THE RIGHT OF WAY LINES FOR OTIS AND PROSPECT STREET WERE BASED UPON EVIDENCE OF OCCUPATION. MAI WAS UNABLE TO FIND RECORD STREET LAYOUTS FOR EITHER STREET. THE CITY OF NEWBURYPORT HAS NOT BEEN ABLE TO FIND ANY RECORDS OF TAKINGS OR LAYOUT PLANS TO ACCOUNT FOR THE CURRENT ROADWAY AND SIDEWALK FOOTPRINT. THE PLANS OF RECORD FOR THE SUBJECT PROPERTY COULD NOT BE PUT ON THE GROUND. THE FRONTAGE ALONG STATE STREET INDICATES THAT THE OWNERSHIP EXTENDS INTO THE APPARENT RIGHT OF WAY OF PRESENT DAY PROSPECT STREET, AS CONSTRUCTED, BASED ON LINES OF OCCUPATION.
10. ALL VEGETATION INCLUDING TREES, SHRUBS, AND LANDSCAPED AREAS NOT DESIGNATED FOR REMOVAL SHALL BE PROTECTED UNTIL THE COMPLETION OF ALL CONSTRUCTION RELATED ACTIVITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE THE DISTURBANCE OF ANY WORK PERFORMED INSIDE OF THE "ROOT ZONE".

RECORD OWNER:
INSTITUTION FOR SAVINGS IN
NEWBURYPORT AND ITS VICINITY
93 STATE STREET
NEWBURYPORT, MASSACHUSETTS 01950

— DEED BOOK 764, PAGE 51
— DEED BOOK 1851, PAGE 347
— DEED BOOK 1889, PAGE 219
— DEED BOOK 3423, PAGE 564
— DEED BOOK 5448, PAGE 338
— DEED BOOK 6788, PAGE 210

REFERENCES:

- PLAN BOOK 35, PLAN 13
- PLAN IN RECORD BOOK 2526, PAGE 1
- PLAN 292 OF 1945
- PLAN 704 OF 1955

DOCUMENTS ON RECORD AT THE ESSEX
SOUTH COUNTY REGISTRY OF DEEDS

GRAPHIC SCALE
SCALE: 1" = 20'



ALL UNDERGROUND UTILITY DATA REPRESENTS RECORD
INFORMATION RECOVERED THROUGH RESEARCH WITHOUT
SURFACE DEMARCACTION NOR SUBSURFACE VERIFICATION

BK. #673, PG. #17,40
DWG. NO. 6215_REC.DWG

REVISIONS

NO.	DATE	DESCRIPTION
1	10/28/20	REVISED SUBMISSION



RECORD CONDITIONS & DEMO PLAN
LOCATED IN
NEWBURYPORT, MASSACHUSETTS
(ESSEX COUNTY)
PREPARED FOR
INSTITUTION FOR SAVINGS

MERIDIAN ASSOCIATES
500 CUMMINGS CENTER, SUITE 5950
BEVERLY, MASSACHUSETTS 01915
TELEPHONE: (978) 299-4447
WWW.MERIDIANASSOC.COM

69 MILK STREET, SUITE 302
WESTBOROUGH, MASSACHUSETTS 01581
TELEPHONE: (508) 871-7030

CHECKED BY: CEW
DESIGNED BY: NAB

DATE: OCTOBER 14, 2020
SCALE: 1"=20'
SHEET No. 2 OF 7
PROJECT No. 6215

SCHEDULE OF DIMENSIONAL CONTROLS

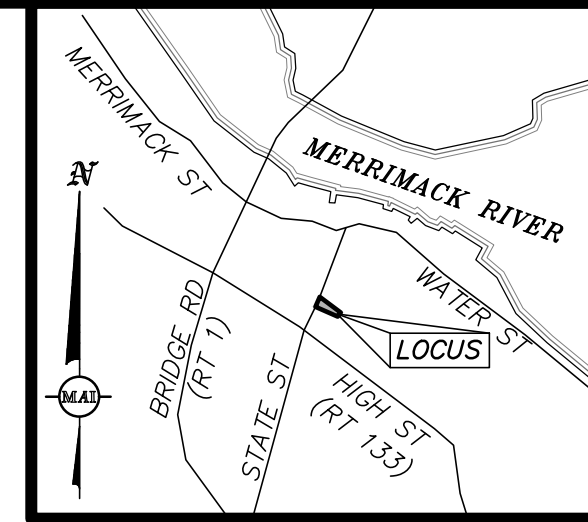
ZONING DISTRICT: 404 B-2 (DOWNTOWN OVERLAY DISTRICT)

REQUIREMENT	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA:	5,000 S.F.	36,998±S.F.	36,998±S.F.
FRONTAGE:	60 FT.	491.06± FT.	491.06± FT.
LOT WIDTH:	N/A	VARIABLE	VARIABLE
FRONT YARD:	0 FT.	37.4± FT.	0 FT.
SIDE YARD:	0 FT.	126.4± FT.	0 FT.
REAR YARD:	0 FT.	2.7± FT.	5.1± FT.
PARKING SPACES:	62	36	62

TEMPORARY BENCHMARK CHART

T.B.M.#	DESCRIPTION	ELEVATION
△	X-CUT RIGHT FRONT CAP BOLT HYDRANT, 2.8' A.G.	102.30
△	TOP OF GRANITE POST	107.26

(SEE NOTE 6 SHEET 2)



LOCUS MAP
(NOT TO SCALE)

EROSION CONTROL LEGEND

□ PROPOSED SILTSAC CATCHBASIN INLET PROTECTION

EROSION CONTROL NOTES:

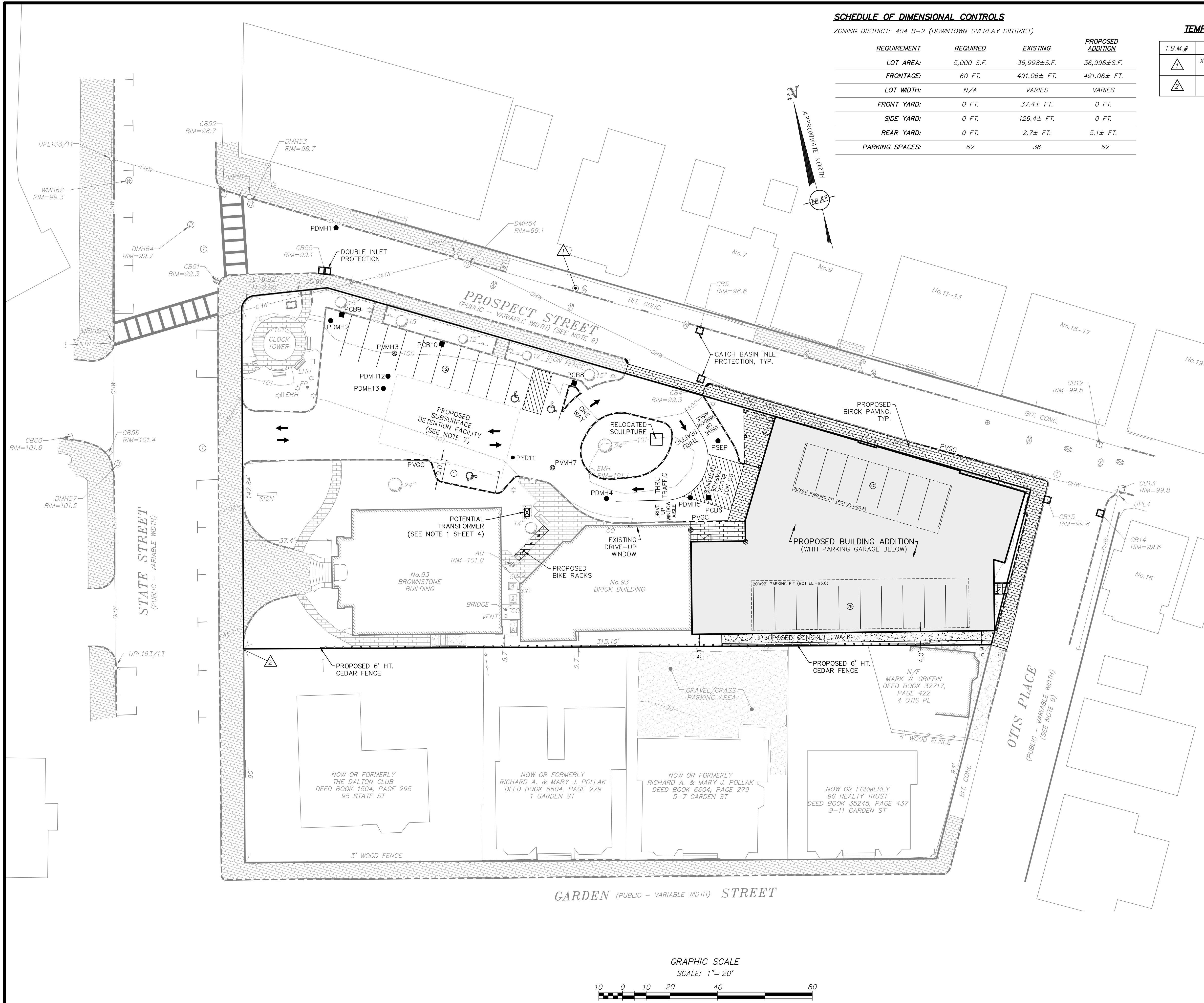
- ALL EXISTING STRUCTURES WITHIN THE LIMIT OF WORK TO BE REMOVED SHALL BE PROTECTED AND MAINTAINED UNTIL TIME OF REMOVAL/REPLACEMENT.
- EROSION CONTROL DEVICES SHALL BE CHECKED WEEKLY TO ENSURE PROPER FUNCTION.
- LOCATION OF TEMPORARY CONSTRUCTION ENTRANCE TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.

PROPOSED LEGEND

- PROPOSED VERTICAL GRANITE CURB
- PROPOSED WOODEN FENCE
- PROPOSED CONCRETE WALK
- PROPOSED SUBSURFACE DETENTION FACILITY
- PROPOSED BRICK PAVING
- △ PROPOSED WHEELCHAIR RAMP
- △ PROPOSED DECORATIVE POLE LIGHT
- △ PROPOSED RECESSED LIGHT
- △ PROPOSED BIKE RACK
- PDMH PROPOSED DRAIN MANHOLE
- PVCB PROPOSED VORTECH CATCHBASIN
- PCB PROPOSED CATCHBASIN
- PVGC PROPOSED VERTICAL GRANITE CURB

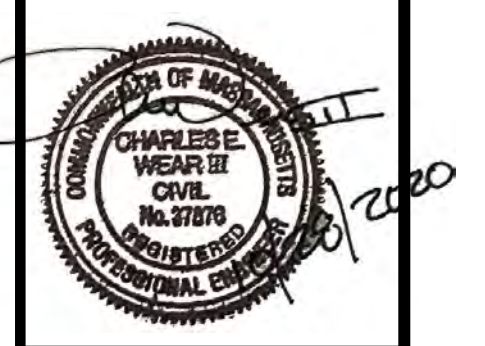
PARKING NOTES:

- TOTAL NUMBER OF PARKING SPACES BASED ON USE OF CITY LOT 2600X6750 SUBTERRANEAN PARKING SYSTEM.



REVISIONS

NO.	DATE	DESCRIPTION
10/28/20	DATE	REVISED SUBMISSION



93 STATE STREET
SITE LAYOUT, GRADING & EROSION CONTROL PLAN
 LOCATED IN
NEWBURYPORT, MASSACHUSETTS
 (ESSEX COUNTY)
 PREPARED FOR
INSTITUTION FOR SAVINGS

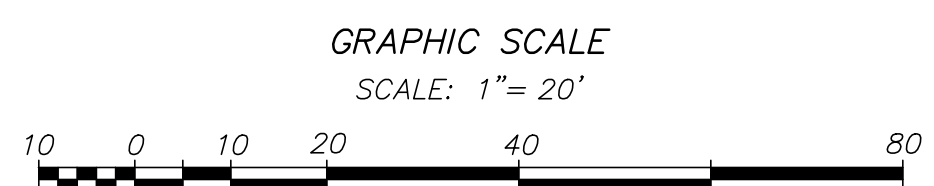
MERIDIANS ASSOCIATES
 500 CUMMINGS CENTER, SUITE 5950
 BEVERLY, MASSACHUSETTS 01915
 TELEPHONE: (978) 299-0447
 WWW.MERIDIANSASSOC.COM

69 MILK STREET, SUITE 302
 WESTBOROUGH, MASSACHUSETTS 01581
 TELEPHONE: (508) 871-7030

DESIGNED BY: NAB
 CHECKED BY: CEW

DATE: OCTOBER 14, 2020
 SCALE: 1"=20'
 SHEET No. 3 OF 7
 PROJECT No. 6215

FOR PERMITTING ONLY
 NOT FOR CONSTRUCTION



Details Requested by the Board

Eave Height

Proposed: Majority along Prospect is 25'.

The residential structures along Prospect from 11-21 have an eave height of 23' 9".

Proposed at entry on Prospect: 15' 6",

The residential structure at 9 Prospect directly across the street is at 16' 6" with an eave height of 9' 2".

CONCLUSION: THE EAVE HEIGHT OF THE PROPOSED NEW CONSTRUCTION IS COMPRABLE TO ABUTTING STRUCTURES ON PROSPECT STREET.

Length of Facade

- Two delineated facades of the proposed structure along Prospect are 36' 7" long each.
- The facade of 11-13 Prospect is 42' 8" long
- The façade of 15-17 Prospect is 42' 6" long
- The façade of 19-21 Prospect is 41' 10" long
- The delineated gable end section of the building along Otis is 28' 8" long.
- The length of the facades along Otis at 16 Prospect is 40' long
- The length of the façade at 3 Otis is 30' long
- The length of the façade at 9 Otis is 46' long

CONCLUSION: THE PROPOSED BUILDING HAS BEEN DIVIDED INTO DISTINCT SECTIONS THAT ARE COMPATABLE WITH EXISTING SURROUNDING BUILDINGS.

Depth of Structure

- The depth of the segment of the proposed structure as delineated by the gable roof design are 28' 8" along Prospect.
- The depth of the structures from 11-21 Prospect are 40'.

CONCLUSION: THE PROPOSED STRUCTURE HAS BEEN DIVIDED INTO DISTINCT SECTIONS THAT ARE NOT AS DEEP AS EXISTING STRUCTURES ALONG PROSPECT STREET.

Footprint

Average of all adjacent structures: 1942 sq. ft.

Average without 93 State Street: 1773 sq. ft.

Brick Connector:	2325 sq. ft.
East Prospect Gable:	1095 sq. ft.
West Prospect Gable:	1095 sq. ft.
Otis Garden Gable:	1795 sq. ft.
Otis one Story:	900 sq. ft.
Average perceived footprint:	1432 sq. ft.

CONCLUSION: THE PROPOSED STRUCTURE HAS BEEN DIVIDED INTO DISTINCT SECTIONS COMPRABLE IN FOOTPRINT TO THE ADJACENT STRUCTURES ALONG PROSPECT STREET AND OTIS PLACE.

Sidewalk Widths

- Bank's side of Prospect Street is 6' and along Otis is 5' 6".
- Residential side of Prospect Street ranges from 6' to 7' 2";
and
- Along Otis ranges from 4' 2" to 6' 11".

**CONCLUSION: ALL OF THE SIDEWALKS ON THE SOUTH SIDE OF
PROSPECT STREET ARE OF SIMILAR WIDTH TO THE REMAINDER OF
THE SIDEWALKS IN THE NEIGHBORHOOD.**

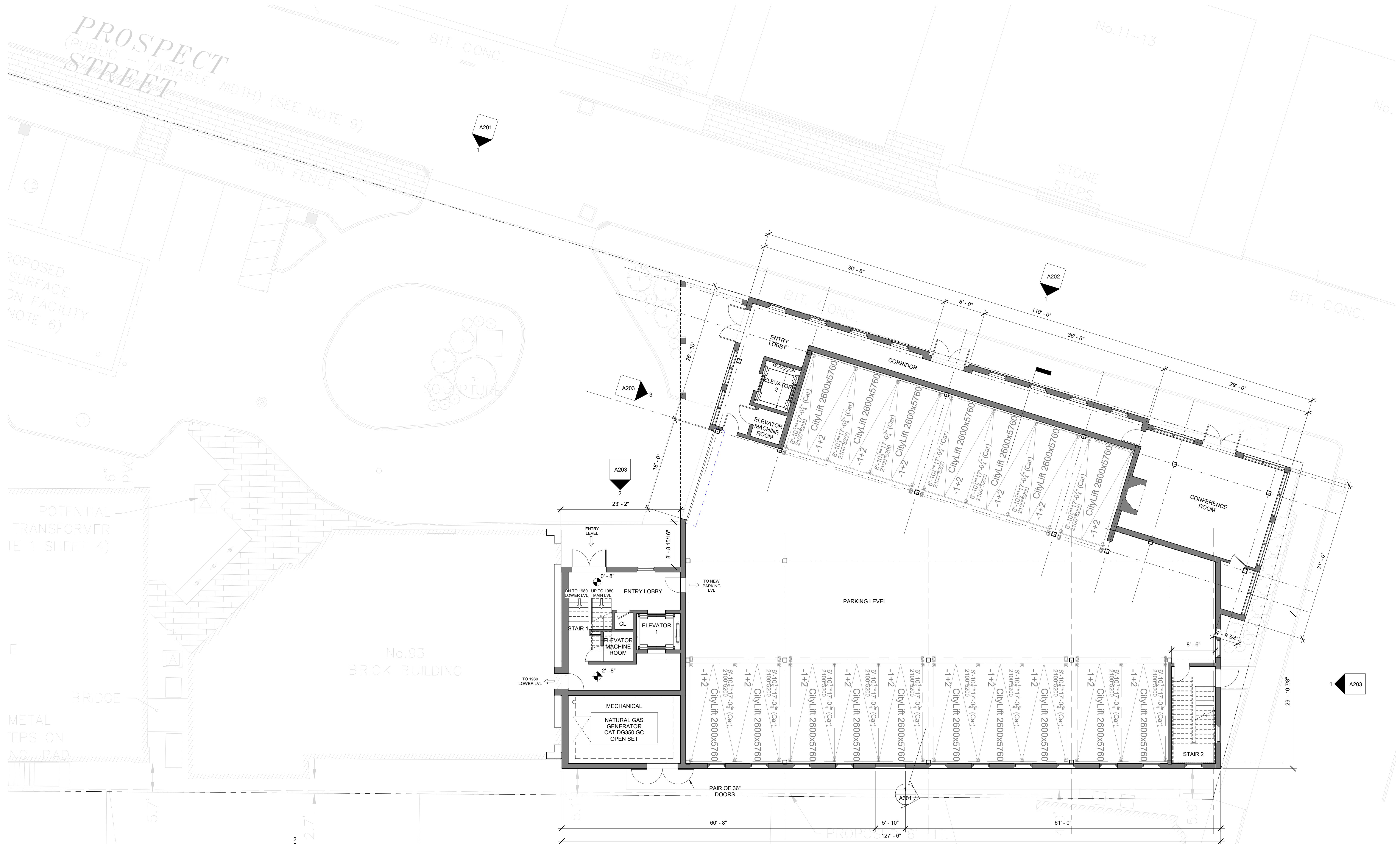
Setbacks

- Proposal along Prospect Street is 0.3'
- Residential side of Prospect the setbacks range from 1' 8" to 2' 11" between State and Fruit Street.
- Proposal along Otis varies from 2' to 3' at the one story section, and varies from 0.3' to 7' 10" at the gable end section.
- Residences on the eastern side of Otis vary from 9" to 4' 2" and
- Residences on the western side adjacent to the project they range from 1' 6" to 11' 6" up to Garden Street.

CONCLUSION: THE PROPOSED STRUCTURE MEETS THE REQUIRED SETBACKS UNDER THE ZONING ORDINANCE. SETBACKS IN THE NEIGHBORHOOD ARE SIMILAR TO THAT OF THE PROPOSED STRUCTURE.

Terms of Art:

- What is scale? Scale refers to how we perceive or judge the size of something compared to a standard (such as $1/4'' = 1'$) or as compared to something else.
- What is massing? A term in architecture that refers to a relationship between the parts and the shape, size and location, etc. of a building or site.
- What is size: The literal dimensions of a thing measured with common standards.



Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

FIRST FLOOR PLAN

09/30/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

A101

SCALE: 1/8" = 1'-0"



Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

SECOND FLOOR PLAN

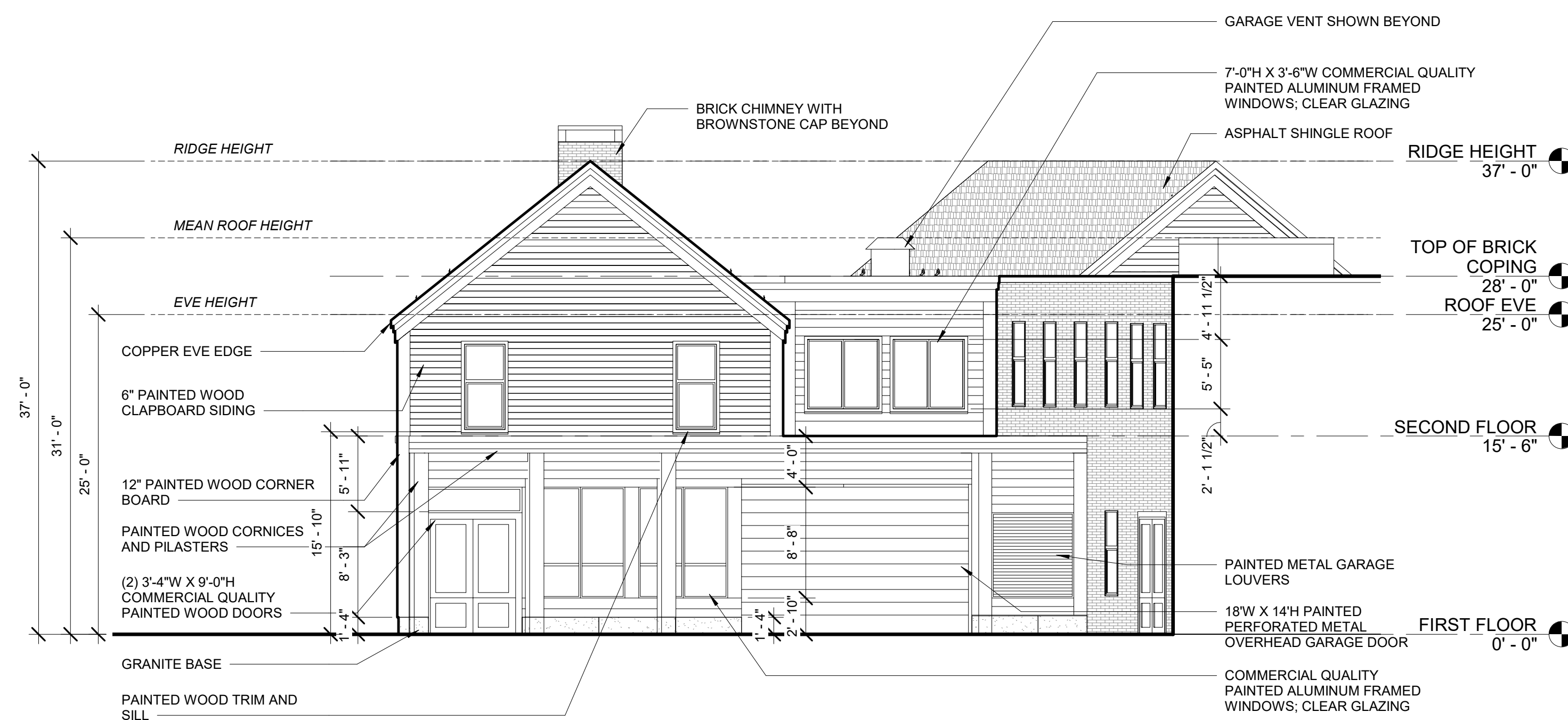
09/30/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

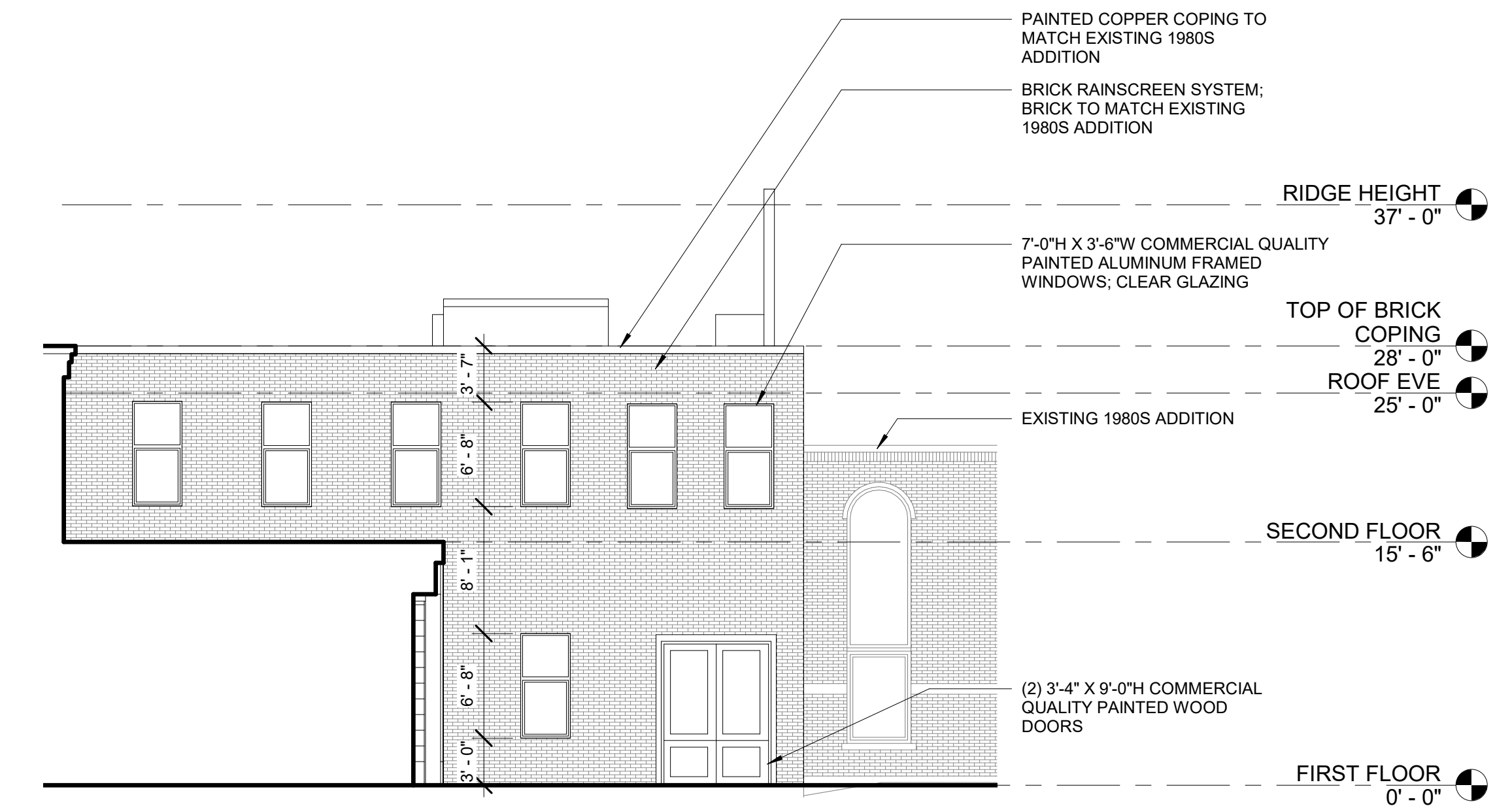
A102

SCALE: 1/8" = 1'-0"

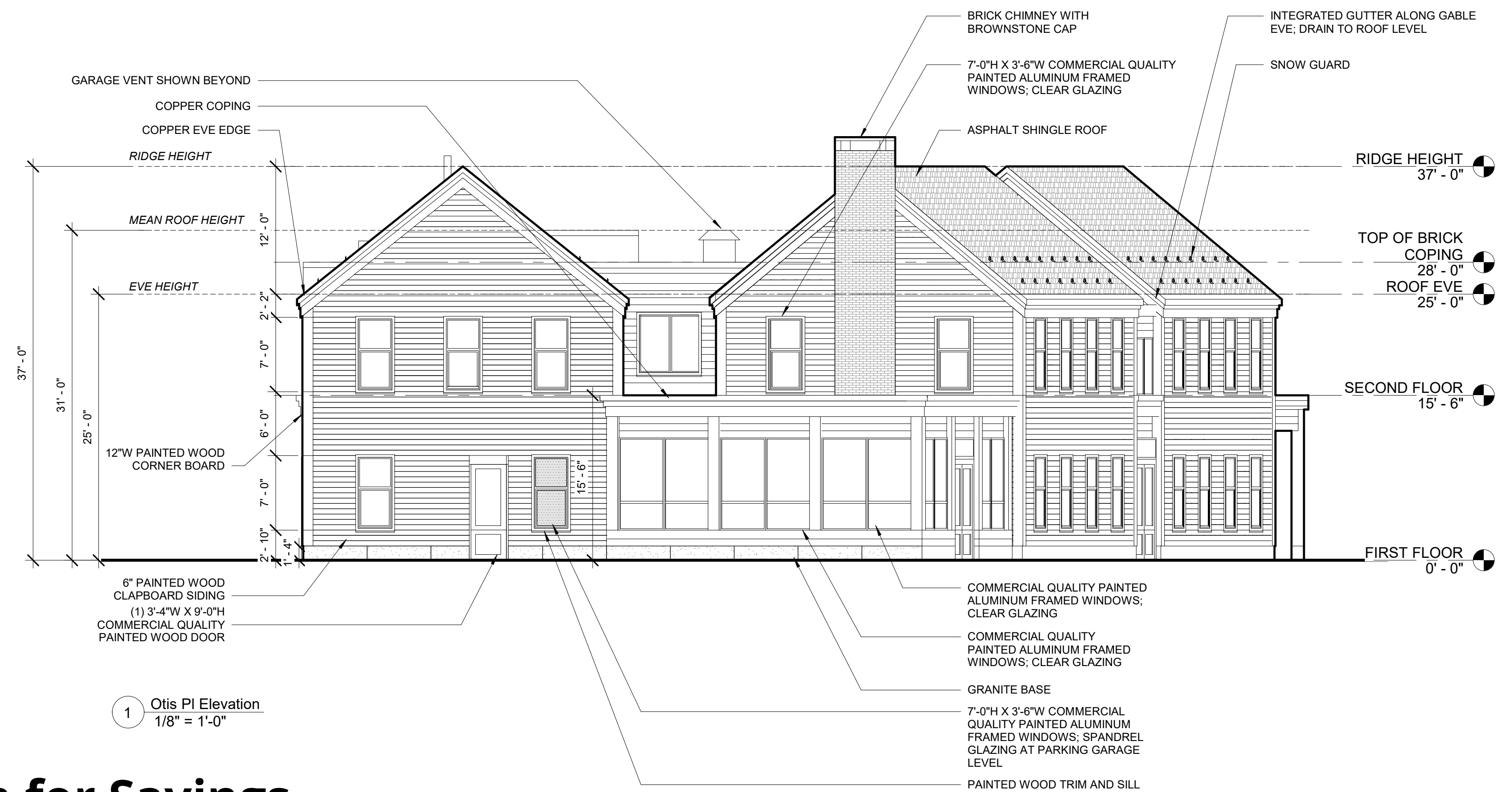
MARK W. GRIFFIN
DEED BOOK 32717,



3 State St Elevation
1/8" = 1'-0"



2 Prospect St Elevation
1/8" = 1'-0"



1 Otis Pl Elevation
1/8" = 1'-0"

Institution for Savings Office Addition

93 STATE STREET
NEWBURYPORT, MA 01950

BUILDING ELEVATIONS

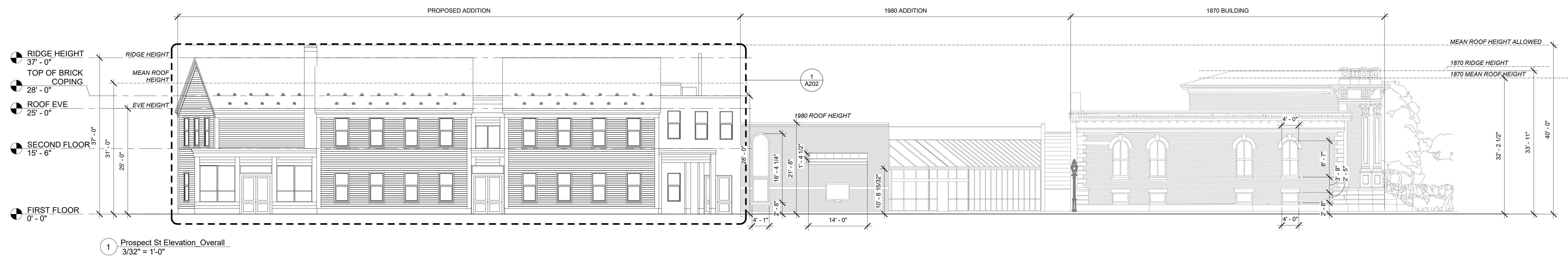
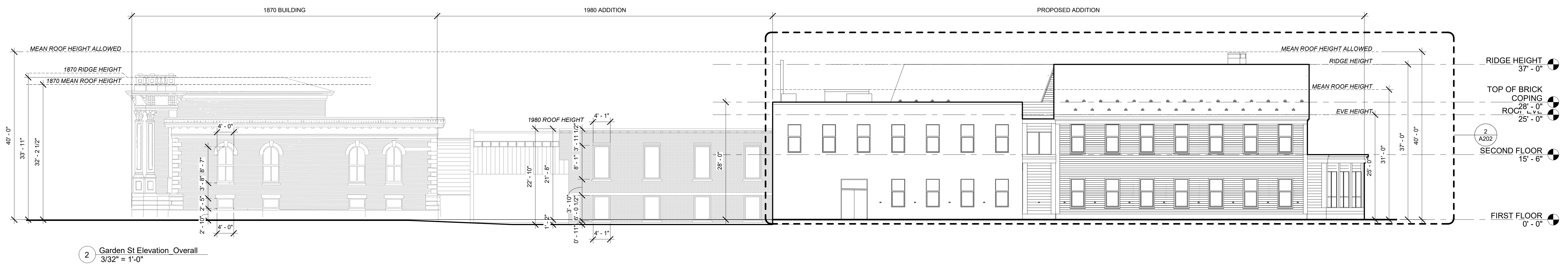
10/27/2020

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

A203

SCALE: 1/8" = 1'-0"





Institution for Savings Office Addition

10/27/2020

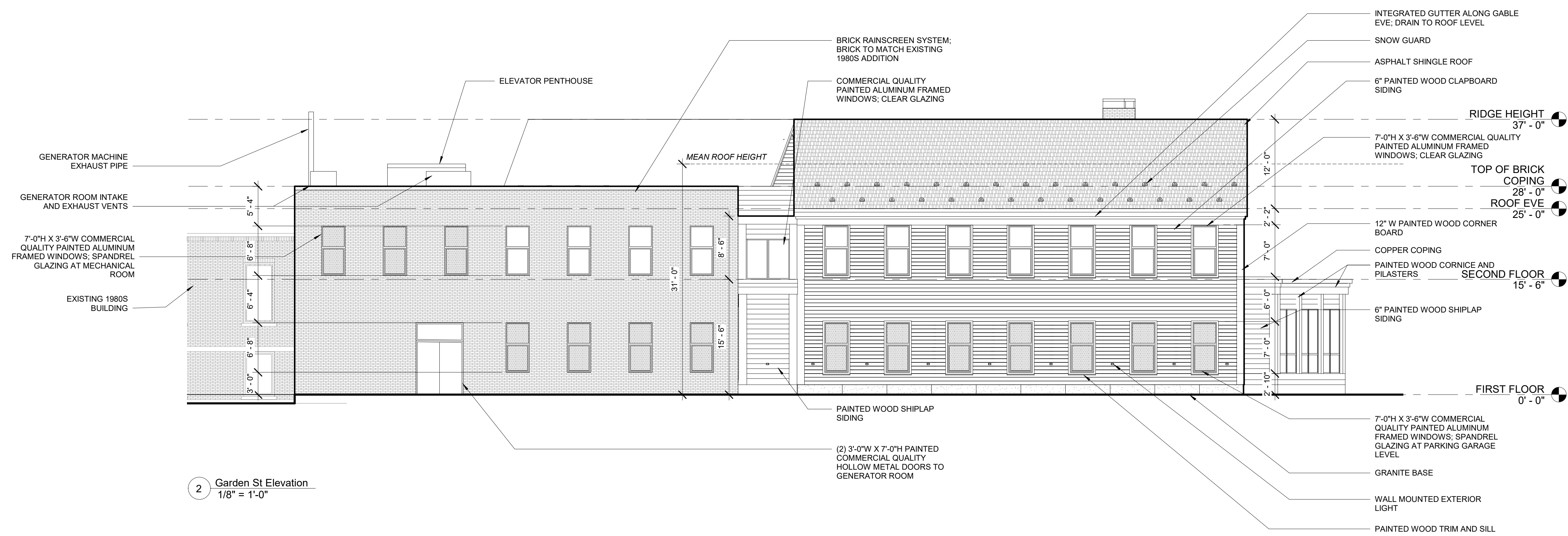
BUILDING ELEVATIONS

ARC Architectural Resources Cambridge
501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

93 STATE STREET
NEWBURYPORT, MA 01950

A201

SCALE: 3/32" = 1'-0"



2 Garden St Elevation
1/8" = 1'-0"



1 Prospect St Elevation
1/8" = 1'-0"

Institution for Savings Office Addition

BUILDING ELEVATIONS

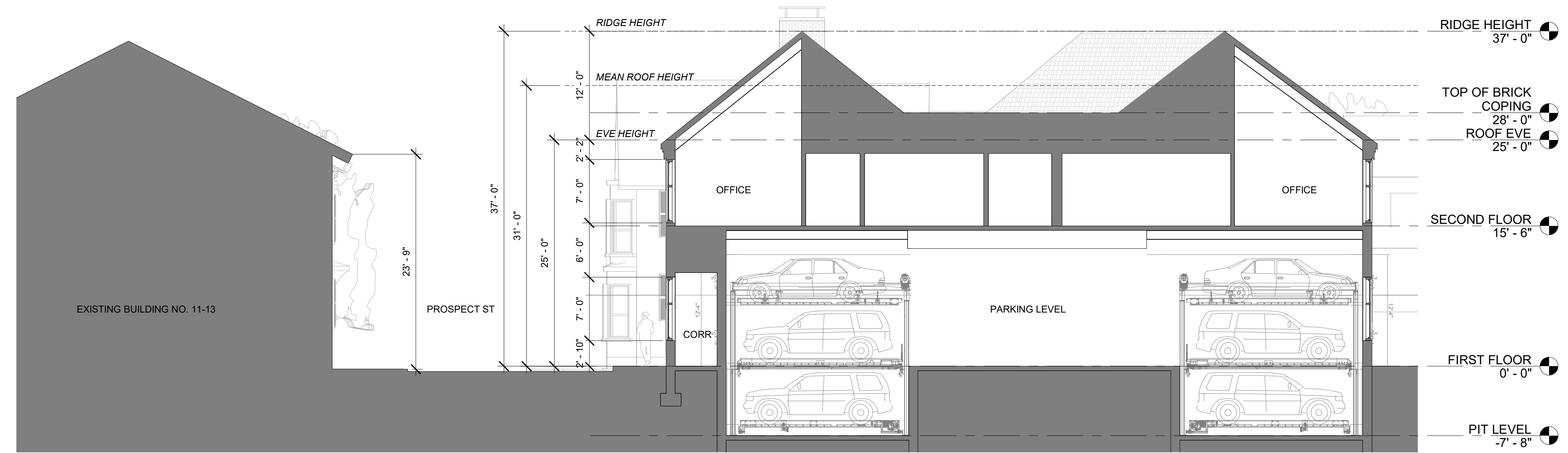
10/27/2020

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501 Boylston Street, Suite 4101, Boston, MA 02116
617.547.2200 www.arcusa.com

93 STATE STREET
NEWBURYPORT, MA 01950

A202

SCALE: 1/8" = 1'-0"

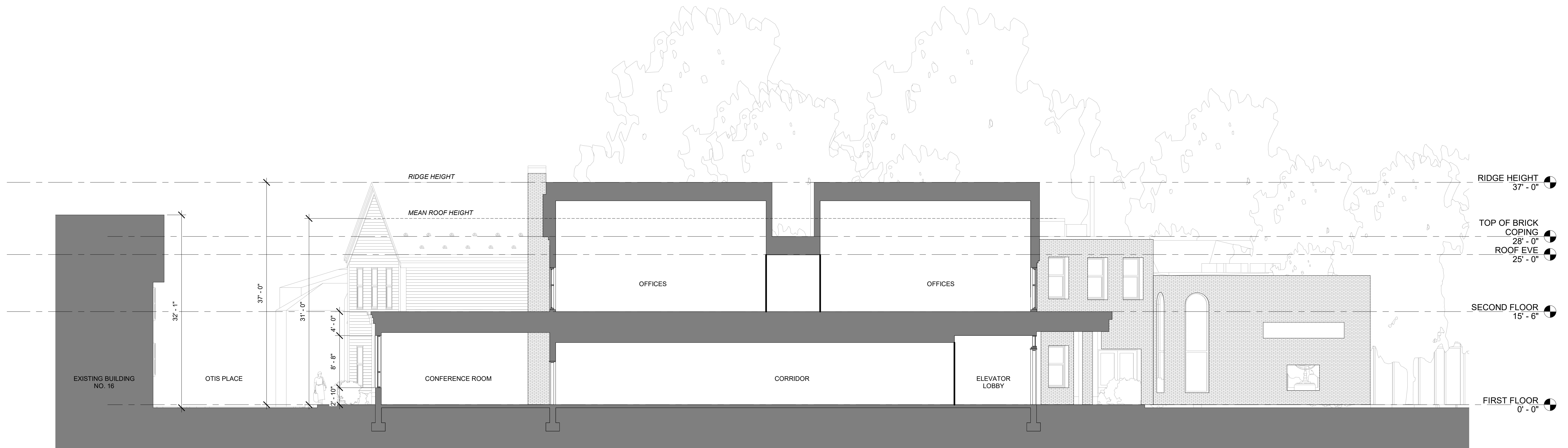


1 Prospect St Building Section
1/8" = 1'-0"

Institution for Savings Office Addition

09/30/2020

BUILDING SECTIONS



1 Otis Place Building Section
1/8" = 1'-0"

Institution for Savings Office Addition

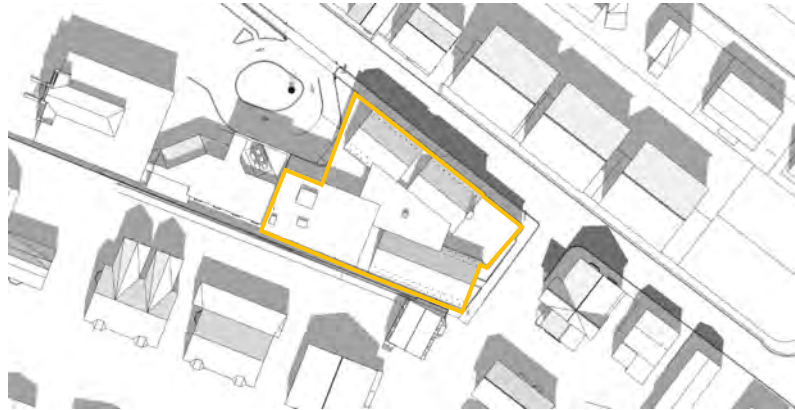
09/30/2020

BUILDING SECTIONS

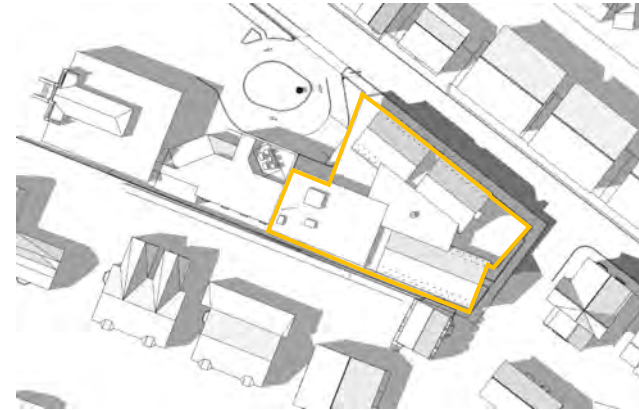
Vernal Equinox
March 21



9AM

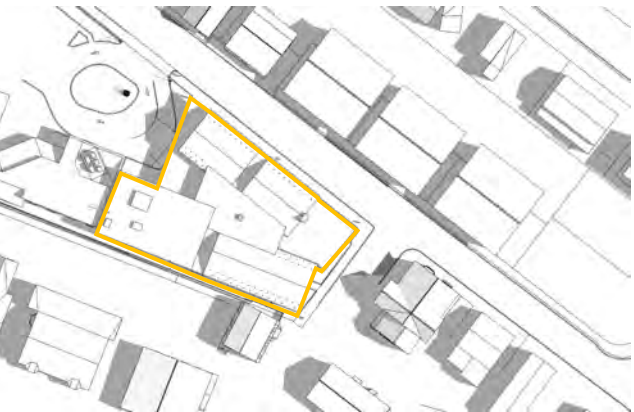


12PM

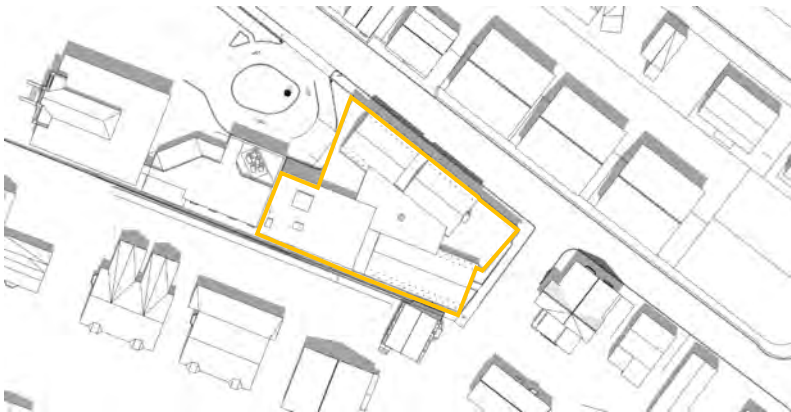


3PM

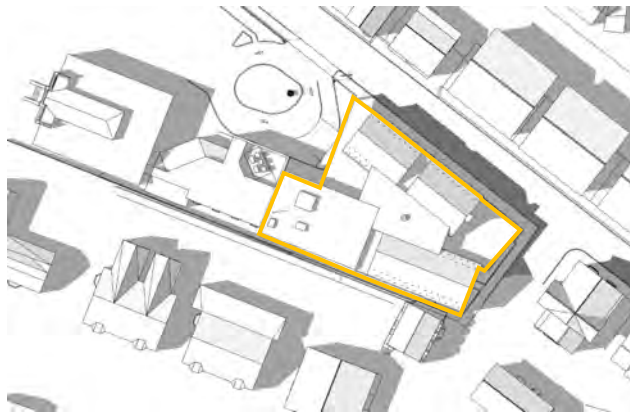
Summer Solstice
June 21



9AM



12PM

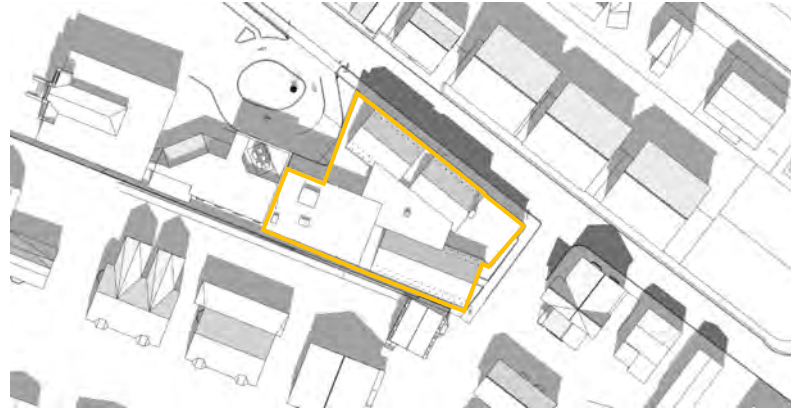


3PM

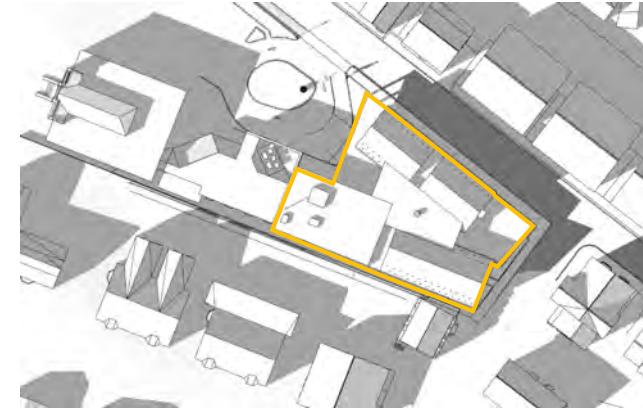
Autumnal Equinox
September 21



9AM



12PM

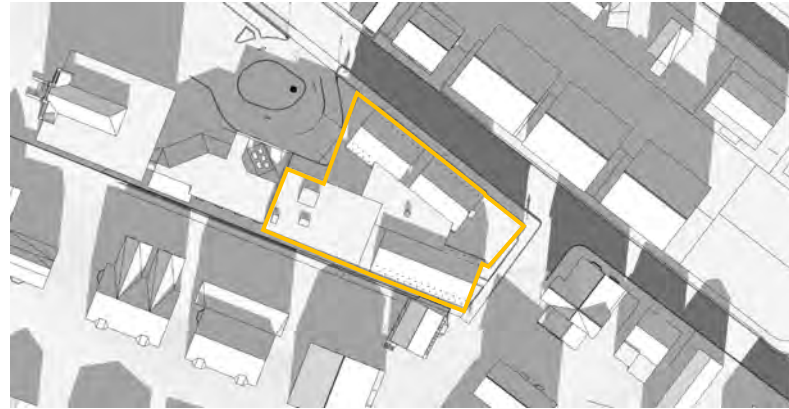


3PM

Winter Solstice
December 21



9AM



12PM



3PM

























Conclusion: The proposed building conforms to the DOD requirements.

When looking at the entirety of the neighborhood and the lot:

- The proposed addition does not disrupt the essential form and integrity of:
 - (i) the subject historic building, structure or exterior architectural features,
 - (ii) the lot where it is located, or
 - (iii) its setting within the DOD.
- Further, the addition is compatible with the size, scale, height, color (excepting paint color), material, and character of the (x) subject historic building, structure or exterior architectural feature, (y) the lot where it is located, and (z) its setting within the DOD.