

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 2024-7

February 22, 2024

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 2024-7** for **271 Winchester Street** (St. John the Evangelist Catholic Church) for the request to demolish an existing non-contributing, non-historic Parrish Office Building and to construct a new, more architecturally compatible Office Building of approximately 13,000sq.ft., as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired.
- 2) Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.
- 3) New construction shall respect the established architectural character of the historic district.
- 4) The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District.
- 5) Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings.
- 6) The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district.
- 7) The demolition of the non-contributing ca. 1980 Parrish Office building shall conform to all necessary Building and Zoning Codes and Ordinances.

Motion to Approve By:

Seconded By:

For:

Against:

Abstained: