

Plat Notes Recommended to Planning Commission:

MOTION by Commissioner Gorman, Seconded by Commissioner DeArmond to accept the amended plat notes as made and based on the version recommended by the Attorney.

Motion carried.

(Merged Document)

Per the above motion, and as agreed to voluntarily by Sheldon Jackson College, the Historic Preservation Commission recommends to the Planning Commission that the following mandatory Plat Notes shall be added to Sheldon Jackson Campus Subdivision Number 2, in addition to any other plat notes (informational or mandatory) required by the Planning Commission:

NOTES:

1. Sheldon Jackson School has been designated a Historic Landmark (AHRS No. SIT-026) under the National Park Service National Landmark Program. Sheldon Jackson College, owner of Sheldon Jackson School, recognizing the significance of this designation and in consideration of being able to obtain this subdivision involving some of its core campus buildings and properties, has voluntarily agreed to abide by and add the following plat notes to Sheldon Jackson Campus Subdivision Number 2. Sheldon Jackson College has also agreed to specifically reference these plat notes and incorporate them in any deed which shall be recorded, as well as include these required restrictions in any purchase agreement involving the three newly created lots (3-2, 4-2 and 2-2) subject to Sheldon Jackson Campus Subdivision Number 2:

a. Stevenson Hall (AHRS No. SIT-00217) on Lot 3-2 of Sheldon Jackson Campus Subdivision Number 2, is a contributing building to the Sheldon Jackson School National Historic Landmark (AHRS No. SIT-026), independently for its important architectural significance. Stevenson Hall also flanks the western boundary of the campus Quadrangle (AHRS No. SIT-00566), a two acre planned open space in the campus core. As a consequence, permanent incompatible alteration of or loss of Stevenson Hall could jeopardize the integrity of the National Historic Landmark. Any major modifications, alterations, repairs, and/or maintenance to the exterior of the Stevenson Hall or the surrounding landscape on Lot 3-2 needing professional architectural services shall utilize the services of an architectural historian or historical architect who meets the professional qualifications for Architectural Historian or Historical Architect under the Secretary of the Interior's *Historic Preservation Professional Qualification Standards [As Amended and Annotated]* and shall be consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and*

Reconstructing Historic Buildings [As Amended and Annotated]. This does not include minor maintenance or grounds keeping.

b. Roland Armstrong Administration Building on Lot 4-2 of the Sheldon Jackson Campus Subdivision Number 2, is a non-contributing building to the Sheldon Jackson School National Historic Landmark (AHRS No. SIT-026). However, it is situated directly adjacent to the historic campus Quadrangle (AHRS No. SIT-00566), an integral contributing feature to the National Historic Landmark. Therefore, new construction and landscape alterations to Lot 4-2 shall be consistent with the scale, massing, and materiality of contributing buildings on the historic landmark campus.

c. Future construction and landscape alterations to Lots 3-2 and/or 4-2 shall be consistent with the scale, massing, and materiality of contributing buildings on the historic landmark campus (AHRS No. SIT-026). In addition, any design plans for new construction in Lots 3-2 and/or 4-2 of the Sheldon Jackson Campus Subdivision Number 2 shall utilize the services of an architectural historian or historical architect who meets the professional qualifications for Architectural Historian or Historical Architect under the Secretary of the Interior's *Historic Preservation Professional Qualification Standards [As Amended and Annotated]*.

d. The cemetery and burial grounds on Lot 2-2 of the Sheldon Jackson Campus Subdivision Number 2 shall be treated in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings [as Amended and Annotated]*, as it relates to burial grounds.

e. All historic features contributing to the Sheldon Jackson School National Historic Landmark (AHRS No. SIT-026) in Lots 2-2, 3-2, and 4-2 of the Sheldon Jackson Campus Subdivision Number 2, including but not limited to historic monuments, gate posts, right-of-ways, and walkways shall be treated in accordance with *The Secretary of the Interior's Standards for Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings [as Amended and Annotated]* and in accordance with *36 Preservation Briefs: Protecting Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes* (National Park Service, Preservation Assistance Division, as amended).