

<u>Secondary Goal</u>	<u>Topic</u>	<u>Original Content</u>	<u>Edited Content</u>	<u>Synthesis</u>
1	Preserve significant buildings	Preserve historically or architecturally significant buildings and structures as well as those that contribute to the distinctive visual character or historical significance of the District.	Preserve historically or architecturally significant buildings and structures as well as those that contribute to the distinctive visual character or historical significance of the District.	Preserve historically or architecturally significant buildings and structures as well as those that contribute to the distinctive visual character or historical significance of the District.
2	Sustain vitality of commercial environment; storefront alterations	<p>Sustain the vitality of the commercial environment by preserving architecturally-significant or original building fabric where it currently exists.</p> <p>When this is not possible, support creative, contemporary design for storefront alterations and additions.</p>	<p>Sustain the vitality of the mixed-use urban fabric by preserving architecturally-significant or original building massing and facades.</p> <p>In architecturally-significant or important original buildings the replacement of core original building fabric features may also be undertaken. Consistent with these goals, a plan will be undertaken for the district designating those buildings that individually or in consort with others are considered architecturally significant.</p> <p>OR</p> <p>Only after concerted attempts at preservation and conservation of historical context, support creative, contemporary design for storefront alterations and additions.</p> <p>OR</p> <p>When this is not possible, support creative, contemporary design for storefront alterations and additions. When preserving or restoring architecturally-significant or original building fabric is not possible or recommended, creative, contemporary design for storefront alterations and additions is encouraged.</p> <p>OR</p> <p>When this is not possible, a thoughtful approach to design contextual buildings which respond to the physical characteristics of Harvard Square should be proposed by the design team making the proposal. These proposals should also support creative contemporary design for storefront alterations and additions to enhance the pedestrian focused environment of Harvard Square.</p>	<p>Sustain the vitality of the commercial environment by preserving architecturally-significant or original building fabric at street level and above. Encourage the restoration of missing features where these have been documented. (Example: 18-24 JFK arches)</p> <p>Except for protected storefronts, allow for contemporary commercial design inside the restored framework of storefront openings. (Example: Tess, Origins)</p>
3	New construction	Support creative, contemporary design for new construction that complements and contributes to its immediate neighbors and the character of the District. Recognize and respect creativity of design during the review process and mitigate the functional impacts of development on adjacent areas.	Support creative, contemporary design for new construction that complements and contributes to the character of its immediate abutters, neighbors, the larger District, and its Sub-Districts. The Historical Commission should recognize and respect creativity of design during the review process, supporting innovative ways of maintaining and enhancing the character of Harvard Square while mitigating the detrimental impacts of development on proximate areas.	Support creative, contemporary design for new construction that complements the context of abutting buildings and enhances the character of the Sub-District. Recognize and respect well-reasoned contemporary design during the review process. Support innovative approaches to enhancing the character of Harvard Square while mitigating the detrimental impacts of development on proximate areas.

4	Sustain diversity in the built and landscaped environment	Build on and sustain the diversity of existing building form, scale and material. Preserve and encourage flowers, green yards and courtyards and small, free-standing and wood-frame buildings where that character prevails. Encourage streetwall buildings where that character has been set. Encourage ground-level, small-scale storefronts to preserve the vitality and character of the streets.	Build on and sustain the diversity of existing building form, scale and material. Preserve and encourage appropriate greenspaces, scale-appropriate open spaces, and new buildings that support the prevailing character of the District. This can include residential scale free-standing and wood-frame buildings as well as larger commercial or institutional structures. Maintain a consistent setback or streetwall condition where that character has been set. Encourage ground-level, small-scale storefronts to preserve the vitality and character of the streets. [Encourage accessible lower-level stores with exposure to natural light.]	Build on and sustain the diversity of existing building form, scale and material. Preserve and encourage appropriate greenspaces, scale-appropriate open spaces, and new buildings that support the prevailing character of the Sub-District. Preserve the remaining free-standing wood frame buildings in the District. Maintain a consistent setback or streetwall condition where that character has been set. Support small-scale storefronts to preserve the vitality and character of the streetscape. Encourage lower-level commercial spaces where appropriate.
5	Public spaces	Expand the high quality public environment established in the heart of the District with attractive and compatible materials, lighting, and street furniture.	Expand the high quality public environment established in the heart of the District with compatible materials, lighting, signage, and street furniture [(such as bollards, benches, moveable seating, and the like)]. [Provide adequate facilities for discarded trash/recycling and ensure that surfaces can be cleaned and maintained.] [Accommodate trees where possible.]	Create a high quality public environment in the District with compatible materials, lighting, signage, and street furniture such as bollards, benches, moveable seating, and the like. Provide adequate facilities for trash and recycling and ensure that surfaces can be cleaned and maintained. Encourage planted greenspaces and accommodate trees where possible.
6	Pedestrian pathways	Expand the network of pedestrian walkways and paths wherever they can conveniently provide alternate routes through the District. Increase public access to alleys and interior spaces where appropriate, and upgrade paving and landscaping of such pathways and spaces. Enhance accessibility and safety for pedestrians throughout the District.	Expand the network of pedestrian walkways and paths wherever they can conveniently provide alternate routes through the District. Increase public access to alleys and interior spaces, where appropriate, and upgrade paving and landscaping of such pathways and spaces. Enhance accessibility and safety for pedestrians throughout the District. Provide adequate bicycle parking throughout the District.	Expand the network of pedestrian walkways and paths wherever they can conveniently provide alternate routes through the District. Increase public access to alleys and interior spaces where appropriate, and upgrade the paving and landscaping of such spaces. Enhance accessibility and safety for pedestrians throughout the District. Provide adequate bicycle parking throughout the District.
7	Residential development	Encourage new residential projects in the District, especially in mixed-use buildings, and support existing residential uses.	Enhance the dense, all hours neighborhood quality of Harvard Square by supporting the existing residential uses and encouraging compatible design that supports additional residential units in the District, especially in mixed-use buildings.	Enhance the neighborhood quality of Harvard Square by conserving existing residential units and encouraging additional residential units in mixed-use buildings.
8	Design for diversity of uses	Encourage projects that will maintain a wide diversity of uses serving the needs of surrounding neighborhoods, students, and visitors from around the world.	Encourage compatible design that supports a wide diversity of uses serving the needs of surrounding neighborhoods, students, workers and visitors from around the world.	Encourage compatible design that supports a wide diversity of uses serving the needs of surrounding neighborhoods, students, workers and visitors from around the world.
9	Transportation issues	Encourage creative solutions to the District's parking and transportation issues, including the problem of on-street deliveries. Discourage loading docks, which do not generally contribute to the historic character of the street.	Encourage creative solutions to the District's transportation issues, including of parking, passenger drop-off, deliveries and cycling facilities. Discourage design features that challenge pedestrian access and experience such as loading docks, curb cuts, and trash areas, which must be carefully designed to have the least impact on the pedestrian experience as possible.	Encourage creative solutions to the District's transportation issues, including parking, passenger drop-off, deliveries and cycling facilities. Features that challenge pedestrian access and experience such as loading docks, curb cuts, and trash areas must be designed to have the least impact on the pedestrian experience. Encourage the replacement of surface parking lots with compatible new structures.
10	Sustainable design		Encourage environmentally sustainable development that takes into consideration the inherent energy of the existing built environment, material life cycles, passive design, and LEED standards.]	Encourage environmentally sustainable development that takes into consideration the inherent energy of the existing built environment, material life cycles, passive design, and LEED standards.
				March 20, 2018