

- (1) The applicant provides a financial surety be issued to the City to ensure completion of the exterior improvements to the Abbott House, said improvements not to include the ell, prior to the issuance of the 8 COs for any unit in the development. The exterior improvements shall be in accordance with the August 4, 2005 Heritage Commission recommendations and the applicant's March 16, 2005 proposal. The August 4, 2005 Heritage Commission report and the applicant's proposal are attached for reference. The financial surety shall also require that the exterior roof improvements be completed on or before December 2019. The remainder of the exterior improvements shall be completed on or before August 2020. The financial surety shall be subject to City staff approval.
- (2) No additional COs shall be issued for any units in the development until the applicant submits or has provided a plan (oral, written, or combination thereof) for refurbishment of the exterior of the Abbott House, said refurbishment not to include the ell, in compliance with the timeline set above in item 1. The terms of this plan for refurbishment shall contain the information previously submitted by this Applicant to the Planning Board and Heritage Commission with regards to exterior refurbishment, and the plan shall be created in conjunction with Steve Bedard of Bedard Preservation. The parties agree that upon submission of the plan by the Applicant to the Board, this condition shall be deemed satisfied. No additional building permits shall be issued until exterior improvements of the Abbott House are complete in accordance with the plan, to the satisfaction of a third party agreeable to the City.
- (3) In addition, no additional building permits shall be issued until the Applicant demonstrates to this Board, by written evidence, the good faith attempt to obtain a third party to reconstruct the Abbott House, including the interior of the Abbott House, to a condition such that the Abbott House could be issued a certificate of occupancy. Applicant shall contact three (3) appropriate and/or qualified third parties to perform such reconstruction.