

Historic District Commission

Staff Report

Wednesday, December 06, 2023



Historic District Commission Applications

Administrative Approvals:

B. 111 Gates Street

1. 466 Marcy Street- **Request to Postpone**
2. 425 Islington Street- **Request to Postpone**
3. 295 Maplewood Avenue
4. 45 Market Street
5. 135 Market Street, Unit B
6. 507 State Street, Unit 2
7. 10 Ceres Street
8. 138 Gates Street
9. 111 State Street
10. 20 Congress Street
11. 242 State Street

Certificate of Approval Extensions:

A. 361 Islington Street- First 1-year extension request

Public Hearings (New Business):

1. 180 New Castle Avenue
2. 14 Market Square
3. 30 Gardner Street

Work Sessions (New Business):

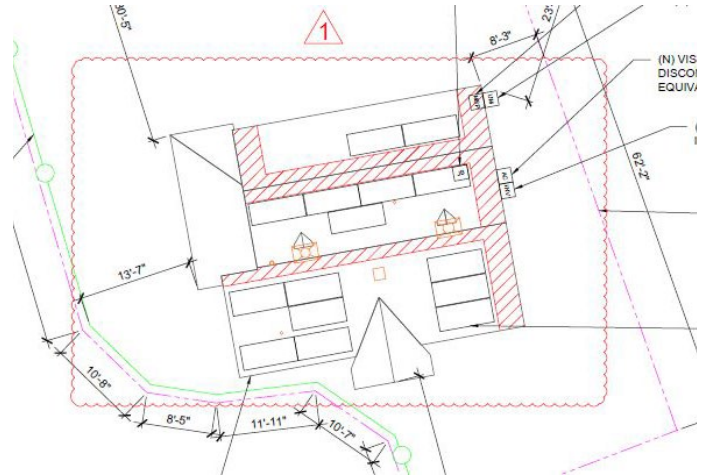
A. 95+99 Daniel Street

Project Address: 180 NEW CASTLE AVENUE
Permit Requested: CERTIFICATE OF APPROVAL
Application: PUBLIC HEARING 1

A. Property Information - General:

Existing Conditions:

- Zoning District: Single Residence B (SRB)
- Land Use: Residential
- Land Area: 4,260 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from New Castle Avenue and Ball Street
- Unique Features: NA
- Neighborhood Association: South End



B. Proposed Work: To add roof-mounted solar panels.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Install roof mounted solar panels



D. Purpose and Intent:

1. Preserve the integrity of the District
2. Assessment of the Historical Significance
3. Conservation and enhancement of property values
4. Maintain the special character of the District

5. Complement and enhance the architectural and historic character
6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
2. Compatibility of design with surrounding properties
3. Relation to historic and architectural value of existing structures
4. Compatibility of innovative technologies with surrounding properties

Project Address: 14 MARKET SQAURE

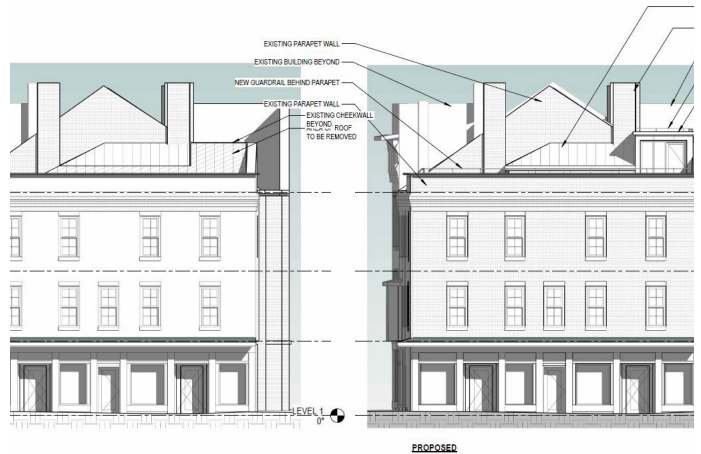
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 2

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 5 (CD5),
Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 3,136 SF +/-
- Estimated Age of Structure: c.1840
- Building Style: Commercial vernacular
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Market Square
- Unique Features: NA
- Neighborhood Association: Downtown

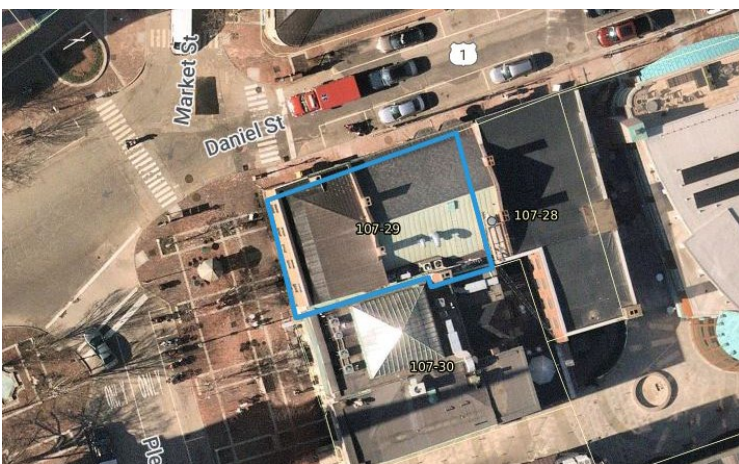


B. Proposed Work: To construct a roof top stairwell enclosure and penthouse addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Add a rooftop stairwell enclosure and penthouse addition.
- Add mechanical equipment to the rooftop.



D. Purpose and Intent:

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6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

1. Consistent with special and defining character of surrounding properties
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Project Address: 30 GARDNER STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 3

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Multi-Family
- Land Area: 9,743 SF +/-
- Estimated Age of Structure: c.1895
- Building Style: Queen Anne
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Gardner Street
- Unique Features: Larger lot for the neighborhood
- Neighborhood Association: South End



B. Proposed Work: To construct (2) decks at the rear of the structure with spiral staircase.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct (2) decks on the rear of the property. No other approvals are required.



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6. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

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Project Address: 95 + 99 DANIEL STREET

Permit Requested: WORK SESSION

Application: WORK SESSION A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Mixed-Use
- Land Area: 2,614 SF +/-
- Estimated Age of Structure: c.1850 (95) & c. 1860 (99)
- Building Style: Gothic Revival (95) Greek Revival (99)
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: View from Daniel Street and Custom House Lane
- Unique Features: (2) remaining wood structures within the Historic District
- Neighborhood Association: Downtown



B. Proposed Work: Construct rear addition (95) and construct new rear deck and stairs (99), both structures to have various exterior features replaced or repaired as needed.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Rear addition (95)
- Rear stairs and deck (99)
- Exterior features to be replaced or repaired as needed on both structures



**HISTORIC
SURVEY
RATING
C**

D. Purpose and Intent:

7. Preserve the integrity of the District
8. Assessment of the Historical Significance
9. Conservation and enhancement of property values
10. Maintain the special character of the District
11. Complement and enhance the architectural and historic character
12. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
6. Compatibility of design with surrounding properties
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Project Address: 111 GATES STREET

Permit Requested: WORK SESSION

Application: WORK SESSION B

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 5,208 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Gates Street
- Unique Features: NA
- Neighborhood Association: South End



B. Proposed Work: To remove the rear porch, construct a 2-story addition with walkout basement and re-configure existing side addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Remove rear porch
- Construct 2-story addition at the rear of the structure with a walkout basement
- Re-configure the existing side addition



D. Purpose and Intent:

13. Preserve the integrity of the District
14. Assessment of the Historical Significance
15. Conservation and enhancement of property values
16. Maintain the special character of the District
17. Complement and enhance the architectural and historic character
18. Promote the education, pleasure and welfare of the District and the city residents and visitors

E. Review Criteria/Findings of Fact:

9. Consistent with special and defining character of surrounding properties
10. Compatibility of design with surrounding properties
11. Relation to historic and architectural value of existing structures
12. Compatibility of innovative technologies with surrounding properties