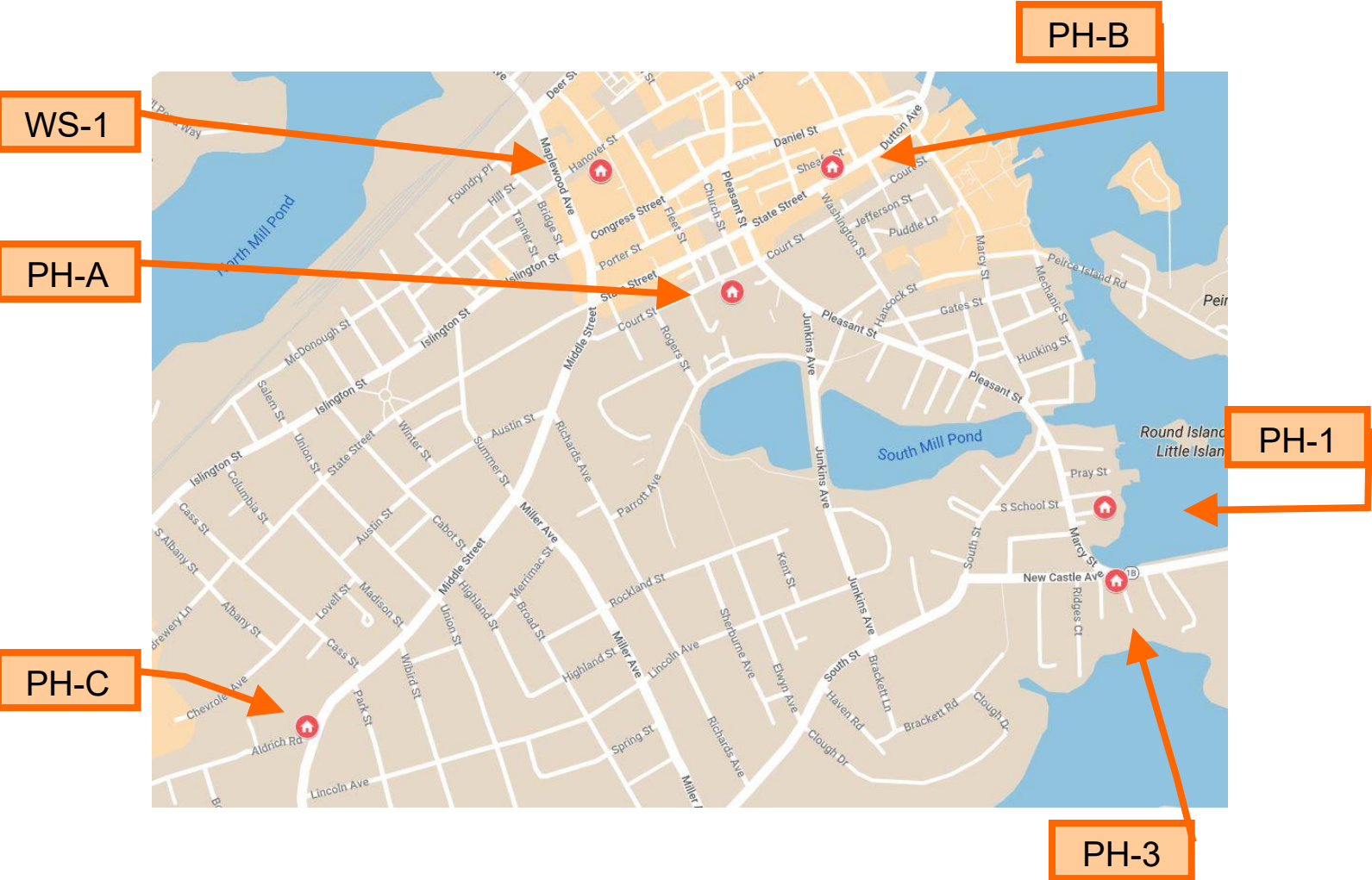


# Historic District Commission

## Staff Report

Wednesday, November 01, 2023



# **Historic District Commission Applications**

## **Administrative Approvals:**

1. 169 Lafayette Road, Unit #2
2. 466 Marcy Street- **Request to Postpone**
3. 260 Marcy Street
4. 70 Maplewood Avenue
5. 500 Market Street, Unit 10R
6. 500 Market Street, Unit 12R
7. 48 South Street
8. 50 South School Street, Unit 3
9. 40 Market Street
10. 795 Middle Street
11. 111 State Street
12. 425 Islington Street
13. 33 Johnson Court
14. 113 Daniel Street
15. 411 The Hill

## **Work Sessions (New Business):**

- A. 64 Vaughan Street

## **Public Hearings (Old Business):**

- A. 202 Court Street
- B. 129 State Street
- C. 700 Middle Street

## **Public Hearings (New Business):**

1. 39 Holmes Court
2. 195 Washington Street- **Request to Postpone**
3. 180 New Castle Avenue

**Project Address:**     **202 COURT STREET**

**Permit Requested:**   **CERTIFICATE OF APPROVAL**

**Application:**           **PUBLIC HEARING A**

**A.     Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4-L1
- Land Use: Residential
- Land Area: 5,036 SF +/-
- Estimated Age of Structure: c.1860
- Building Style: Greek
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Court Street
- Unique Features: NA
- Neighborhood Association: Downtown



**B.     Proposed Work:**   To add condensers and solar panels to the structure, and (3) new windows. Board of Adjustment approval has been granted for the condensers.

**C.     Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Install multiple A/C condenser units
- Install roof mounted solar panels
- (3) New Windows
- Fencing



**HISTORIC  
SURVEY  
RATING**

**C**

**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:** 129 STATE STREET  
**Permit Requested:** CERTIFICATE OF APPROVAL  
**Application:** PUBLIC HEARING B

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: CD4
- Land Use: Single Family
- Land Area: 3,050 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3.0
- Historical Significance: NA
- Public View of Proposed Work: View from State and Sheafe Streets
- Unique Features: NA
- Neighborhood Association: Downtown



**B. Proposed Work:** Changes to a previous design (modify the windows, door, skylights, and roofline features).

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Modifications to the windows, door, skylights, and rooftop features.
- This applicant is proposing changes to a previously approved design.



**HISTORIC  
SURVEY  
RATING  
NA**

**D. Purpose and Intent:**

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4. Maintain the special character of the District
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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:** 700 MIDDLE STREET

**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING C

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 12,575 SF +/-
- Estimated Age of Structure: c.1880
- Building Style: Greek Revival
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: View from Middle and Aldrich Streets
- Unique Features: Large Barn on property
- Neighborhood Association: Lafayette Park neighborhood association



**B. Proposed Work:** To install roof-mounted solar panels.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Roof mounted solar panels.



**HISTORIC  
SURVEY  
RATING  
C**

**D. Purpose and Intent:**

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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
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**Project Address:** 39 HOLMES COURT

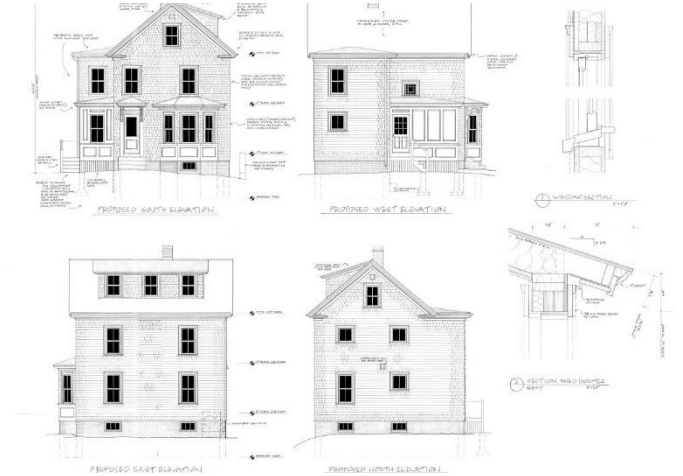
**Permit Requested:** CERTIFICATE OF APPROVAL

**Application:** PUBLIC HEARING 1

**A. Property Information - General:**

**Existing Conditions:**

- Zoning District: General Residence B
- Land Use: Residential
- Land Area: 2,614 SF +/-
- Estimated Age of Structure: c.1898-1901
- Building Style: Late Greek
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Holmes Court
- Unique Features: NA
- Neighborhood Association: South End



**B. Proposed Work:** Add a recessed dormer, replace chimney with faux chimney, replace windows and trim.

**C. Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- Recessed Dormer
- Replace chimney with faux chimney
- Replace windows and trim



**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:**     **180 NEW CASTLE AVENUE**

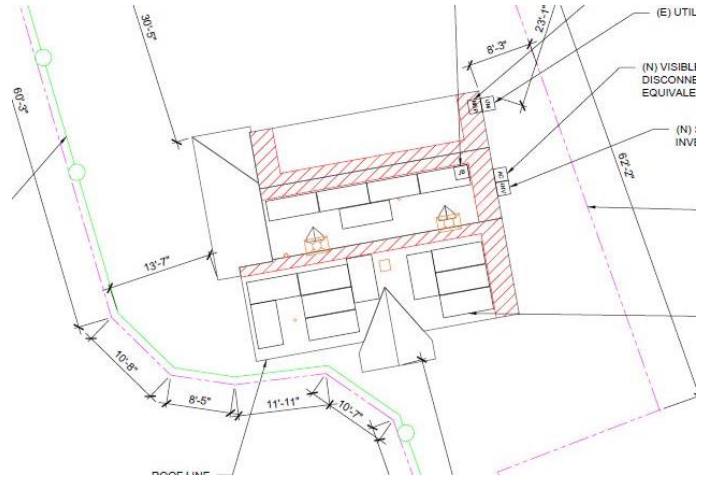
**Permit Requested:**   **CERTIFICATE OF APPROVAL**

**Application:**         **PUBLIC HEARING 3**

**A.   Property Information - General:**

**Existing Conditions:**

- Zoning District: Single Residence B
- 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



**HISTORIC  
SURVEY  
RATING  
  
C**

**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
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**Project Address:**     64 VAUGHAN STREET

**Permit Requested:**   WORK SESSION

**Application:**         WORK SESSION #1

**A.     Property Information - General:**

**Existing Conditions:**

- Zoning District: CD5
- Land Use: Commercial
- Land Area: 15,242 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular Commercial
- Historical Significance: C
- Public View of Proposed Work: View from Vaughan Mall and Hanover Streets
- Unique Features: NA
- Neighborhood Association: Downtown

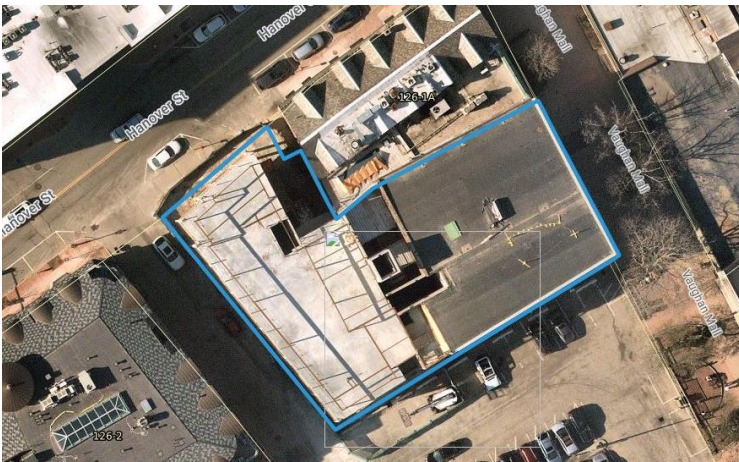


**B.     Proposed Work:**   To add a roof top pavilion.

**C.     Staff Comments and/ or Suggestions for Consideration:**

The project proposal includes the following:

- To add a rooftop pavilion



**HISTORIC  
SURVEY  
RATING  
  
C**

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