

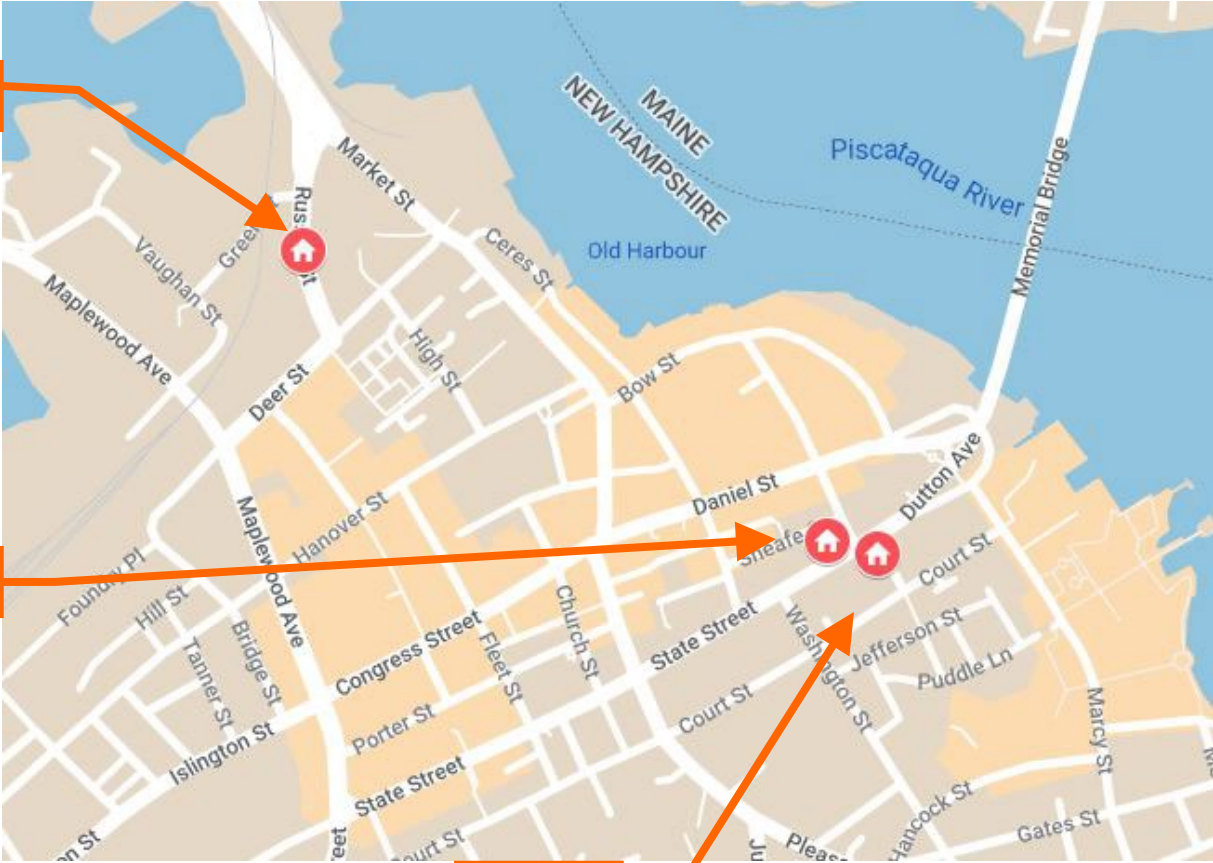
Historic District Commission Staff Report

Wednesday, July 17, 2024

EXT-1

PH-1

WS-3



Project Address: 2 Russell Street

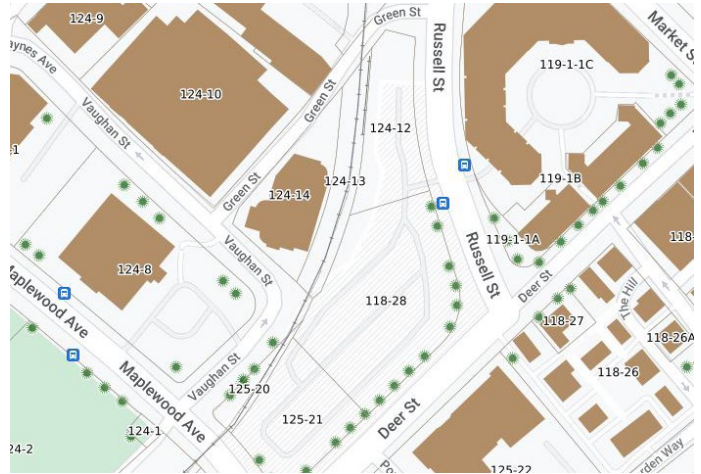
Permit Requested: Certificate of Approval Extension

Application: Public Hearing 1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD 5, Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 2 Acres +/-
- Estimated Age of Structure: N/A
- Building Style: N/A
- Number of Stories: 4-5
- Historical Significance: N/A
- Public View of Proposed Work: Russell Street, Deer Street, Maplewood Avenue, Portwalk Place
- Unique Features: N/A
- Neighborhood Association: Downtown

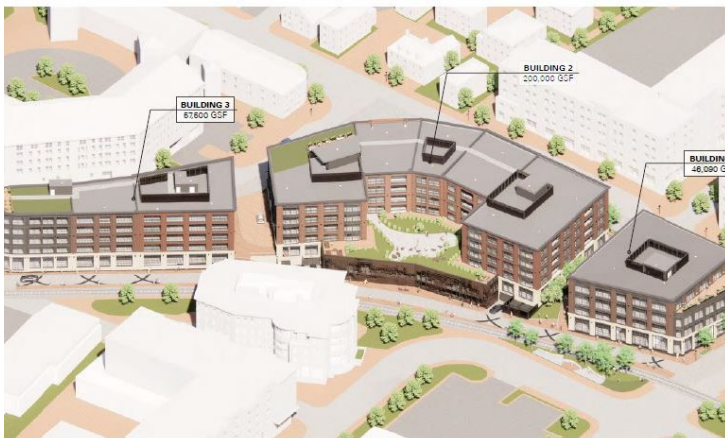


B. Proposed Work: Construction of (3) new freestanding structures (4-5 story mixed-use and office buildings).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construction of (3) mixed-use and office buildings.



**HISTORIC
SURVEY
RATING
N/A**

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: 111 State Street
Permit Requested: Certificate of Approval
Application: Public Hearing A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD 4
- Land Use: Mixed-Use
- Land Area: 2,875 SF +/-
- Estimated Age of Structure: c.1825
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: State Street and Sheafe Street
- Unique Features: N/A
- Neighborhood Association: Downtown

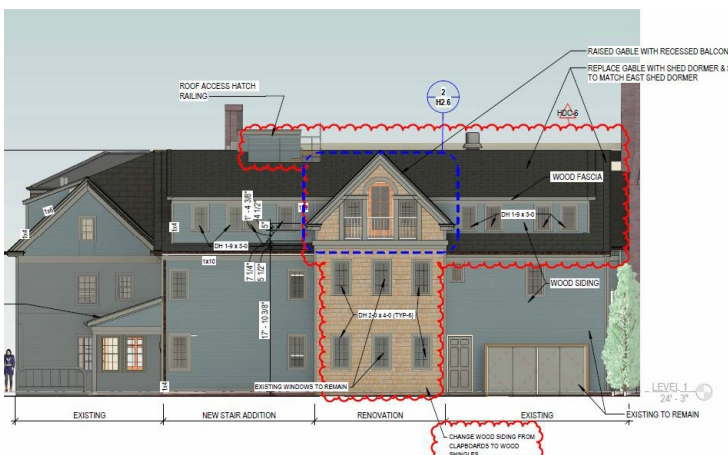


B. Proposed Work: Reconfigure rear gable ends to include a recessed porch and dormer, add new windows, change rear center gable siding, modifications to the front entrance doors.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Reconstruction of the Sheafe Street facing façade.
- Reconfigure rear gable ends and add a new dormer.
- New windows, siding, and entrance modifications.
- This project has been before the Commission for several Public Hearings and Administrative Approvals for various changes and modifications.



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
7. Relation to historic and architectural value of existing structures
8. Compatibility of innovative technologies with surrounding properties

Project Address: 96 State Street

Permit Requested: Work Session

Application: Work Session 3

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4
- Land Use: Mixed-Use
- Land Area: 5,400 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: State Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Construct (2) 2-story additions; one addition is proposed facing State Street, the other is proposed facing Atkinson Street.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct (2) 2-story additions.



D. Purpose and Intent:

1. Preserve the integrity of the District
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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