

Historic District Commission

Staff Report

Wednesday, October 04, 2023



Historic District Commission Applications

Administrative Approvals:

1. 147 Congress Street
 2. 22 Ladd Street, Unit A
 3. 169 Lafayette Road, Unit #2
 4. 104 Congress Street
 5. 466 Marcy Street
 6. 260 Marcy Street
 7. 503 State Street, Unit #3
 8. 42 Hunking Street
- A. 64 Vaughan Street

Public Hearings (Old Business):

- A. **REQUEST TO POSTPONE- 202**
Court Street

Public Hearings (New Business):

1. 129 State Street (Work Session/Public Hearing)
2. **REQUEST TO POSTPONE-37**
Prospect Street (Work Session/Public Hearing)
3. 700 Middle Street
4. 306 Marcy Street
5. 39 Chauncey Street

Work Sessions (Old Business):

- A. 14 Market Square

Work Sessions (New Business):

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, Board of Adjustment approval has been granted.

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



D. Purpose and Intent:

1. Preserve the integrity 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
2. Compatibility of design with surrounding properties
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4. Compatibility of innovative technologies with surrounding properties

Project Address: 129 STATE STREET

Permit Requested: WORK SESSION/PUBLIC HEARING

Application: WS/PH #1

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**

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Project Address: 37 PROSPECT STREET

Permit Requested: WORK SESSION/ PUBLIC HEARING

Application: WS/PH #2

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 5,230 SF +/-
- Estimated Age of Structure: c.1790
- Building Style: Colonial
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: View from Prospect Street
- Unique Features: NA
- Neighborhood Association: Christian Shore



B. Proposed Work: To construct an addition, connector and repurpose barn

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Add a 2-story rear addition with a connector and repurpose the barn
- Note, this applicant has a slightly new design to propose after meeting with the inspections department.



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Project Address: 700 MIDDLE STREET

Permit Requested: PUBLIC HEARING

Application: PUBLIC HEARING #3



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
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RATING
C**

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Project Address: 306 MARCY STREET

Permit Requested: PUBLIC HEARING

Application: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: GRB
- Land Use: Multi-Family Residential
- Land Area: 2,360 SF +/-
- Estimated Age of Structure: c.1845
- Building Style: Gothic Revival
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Marcy and Pickering Streets
- Unique Features: Gothic Design
- Neighborhood Association: South End



B. Proposed Work: To replace all the existing windows on the structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all (36) windows on the structure.
- Replace trim and cornice pieces as needed.



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Project Address: 39 CHAUNCEY STREET

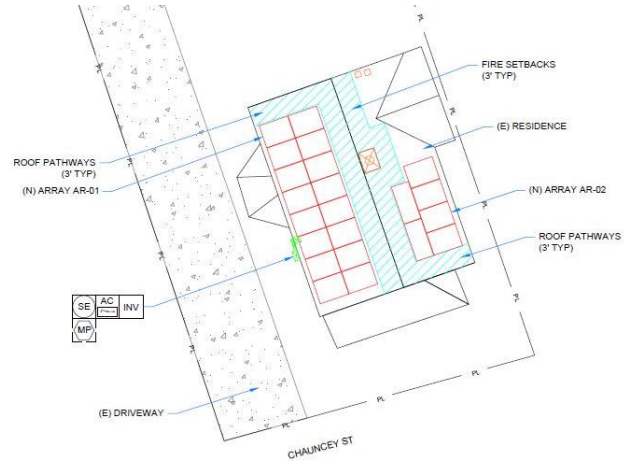
Permit Requested: PUBLIC HEARING

Application: PUBLIC HEARING #5

A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Single-Family
- Land Area: 19,939 SF +/-
- Estimated Age of Structure: c.1890
- Building Style: Vernaculas Greek Revival
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Chauncey and Middle Streets
- Unique Features: NA
- Neighborhood Association: Lafayette Park neighborhood association.



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

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- To add roof-mounted solar panels.



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Project Address: 14 MARKET SQAURE

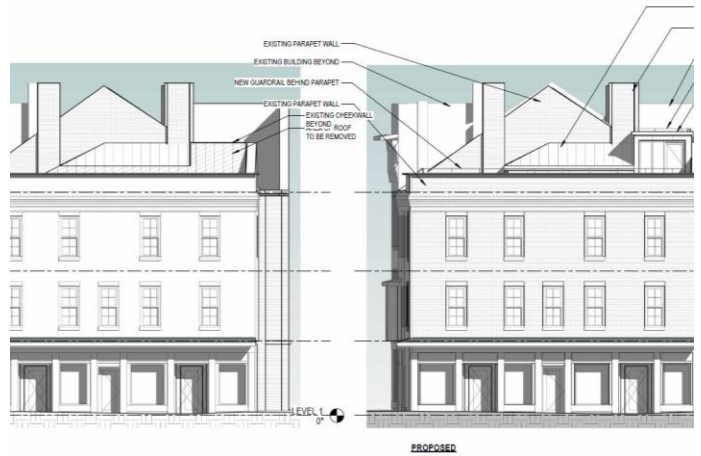
Permit Requested: WORK SESSION

Application: WORK SESSION A

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5
- 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

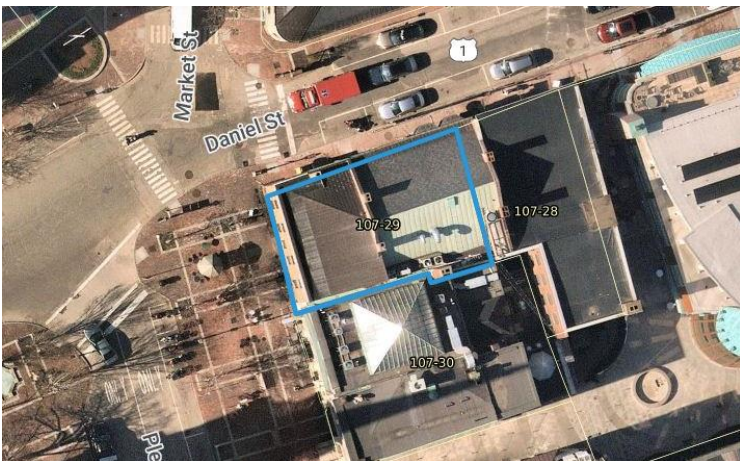


B. Proposed Work: To construct a roof top stairwell enclosure and penthouse addition.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Add a rooftop stairwell enclosure and penthouse addition.



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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 animated direct illuminated signage facing Vaughan Mall.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- To add animated direct illuminated signage facing Vaughan Mall.
- This will ultimately need Board of Adjustment Approval.



Novocure Vaughn Mall Window Informational Display Proposal

The informational displays are made up of eight 65" horizontal screens facing the street, draws passersby in and gives them an understanding of Novocure's mission at a glance. Quotes and imagery celebrating Novocure are overlaid on top of a dynamic background of ITFields that changes color throughout the day. These intersecting lines serve as the thread that weaves the imagery and text together.



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