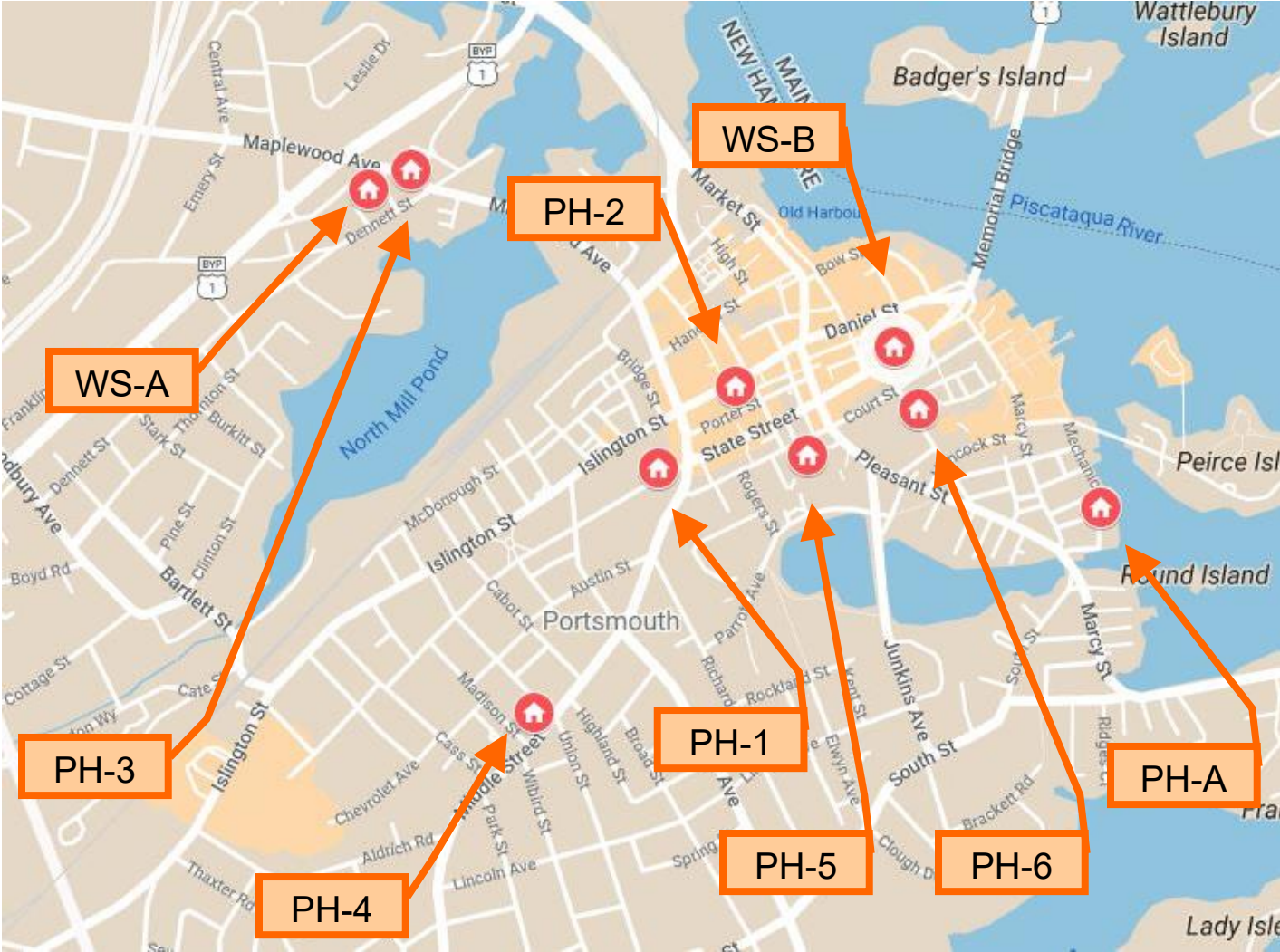


Historic District Commission

Staff Report

Wednesday, September 06, 2023



HDC Applications

Administrative Approvals:

1. 3 Walker Street
2. 333 State Street
3. 621 Islington Street, Units A, B, and C
4. 147 Congress Street
5. 28 South Street
6. 60 Penhallow Street
7. 4 Rock Street, Unit 4
8. 92 Pleasant Street
9. 320 Union Street
10. 459 Islington Street
11. 138 Maplewood Avenue
12. 3 Pleasant Street
13. 30 Penhallow Street
14. 361 Islington Street
15. 179 Pleasant Street

Work Sessions (Old Business):

- A. 37 Prospect Street
- B. 129 State Street
- C. 14 Market Square- **Request To Postpone**

Certificate of Approval Extension Requests:

1. 161 Deer Street- First one-year extension

Public Hearings (Old Business):

- A. 0 Mechanic Street (70 Mechanic Street)

Public Hearings (New Business):

1. 503 State Street, Unit #3
2. 82-86 Congress Street
3. 347 Maplewood Avenue
4. 236 Union Street
5. 202 Court Street
6. 65 Washington Street (Penhallow House)

Project Address: **0 MECHANIC (170 MECHANIC STREET)**

Permit Requested: **CERTIFICATE OF APPROVAL**

Application: **PUBLIC HEARING A**

A. Property Information - General:

Existing Conditions:

- Zoning District: Waterfront Business (WB)
- Land Use: Residential/Garage
- Land Area: 404 SF +/-
- Estimated Age of Structure: c.1900
- Building Style: Vernacular
- Number of Stories: 1.5
- Historical Significance: C
- Public View of Proposed Work: From Mechanic Street
- Unique Features: NA
- Neighborhood Association: South End



B. Proposed Work: Replace windows, pedestrian door, and exterior maintenance

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all existing windows;
- Replace pedestrian door and
- Repair/replace trim and siding as needed (in-kind).



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: 503 STATE STREET, UNIT #3
Permit Requested: CERTIFICATE OF APPROVAL
Application: PUBLIC HEARING #1

A. Property Information - General:

Existing Conditions:

- Zoning District: CD4-L1
- Land Use: Residential/Condominiums
- Land Area: 3,373 SF +/-
- Estimated Age of Structure: c.1850
- Building Style: Greek Revival
- Number of Stories: 2
- Historical Significance: N/A
- Public View of Proposed Work: N/A
- Unique Features: NA
- Neighborhood Association: Downtown



B. Proposed Work: Add new entry way to the rear of the unit (exit to back yard space).

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Create a new double door entry way at the rear of unit #3 to exit to the back yard space.



**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: 82-86 CONGRESS STREET

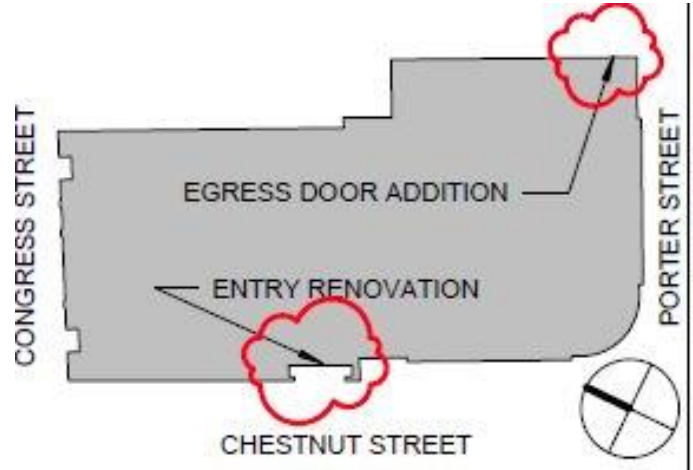
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING #2

A. Property Information - General:

Existing Conditions:

- Zoning District: CD5 & Downtown Overlay
- Land Use: Mixed-Use/ Commercial
- Land Area: 11,325 SF +/-
- Estimated Age of Structure: c.1930
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: C
- Public View of Proposed Work: View from Congress and Chestnut Streets
- Unique Features: NA
- Neighborhood Association: Downtown



B. Proposed Work: Renovate the Chestnut Street entrance with new door and add new egress door at the rear of the structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace the existing Chestnut Street doorway with a single pivot door and two side lights.
- Create a new egress doorway at the rear of the structure near Porter Street (required by code).



**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: 347 MAPLEWOOD AVENUE
Permit Requested: CERTIFICATE OF APPROVAL
Application: PUBLIC HEARING #3



A. Property Information - General:

Existing Conditions:

- Zoning District: GRA
- Land Use: Residential
- Land Area: 4,580 SF +/-
- Estimated Age of Structure: c.1810-15
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from State and Sheafe Street.
- Unique Features: NA
- Neighborhood Association: Christian Shore

B. Proposed Work: To recreate the original entry pediment, pilasters, and trim based on available documentation.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace the original entry pediment
- Replace the original entry pilasters
- Replace the original entry trim
- The applicant has obtained photos from the Athenaeum as well as photos and physical samples from the homeowner.



**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: 236 UNION STREET

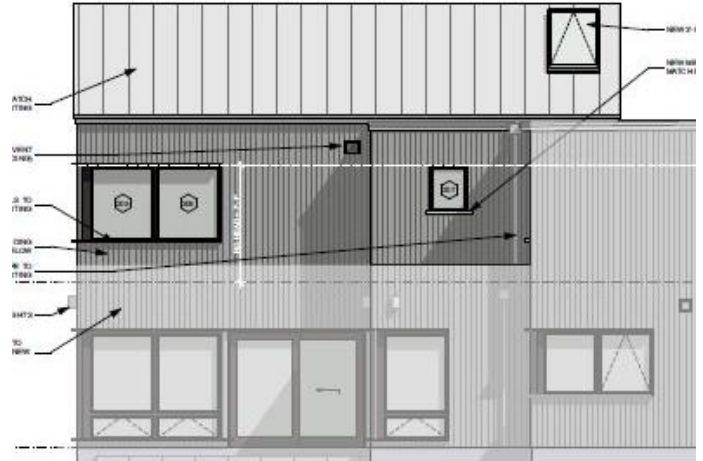
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING #4

A. Property Information - General:

Existing Conditions:

- Zoning District: GRC
- Land Use: Residential
- Land Area: 2,492 SF +/-
- Estimated Age of Structure: c.2016
- Building Style: Modern
- Number of Stories: 2
- Historical Significance: NA
- Public View of Proposed Work: View from Union Street
- Unique Features: NA
- Neighborhood Association: Cabot Street



B. Proposed Work: To add a second-floor rear addition over an existing first floor footprint.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a second-floor additional over the existing first floor footprint at the rear of the structure to accommodate studio space. The additional will blend and match the existing design of the structure.



**HISTORIC
SURVEY
RATING

NA**

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: 202 COURT STREET

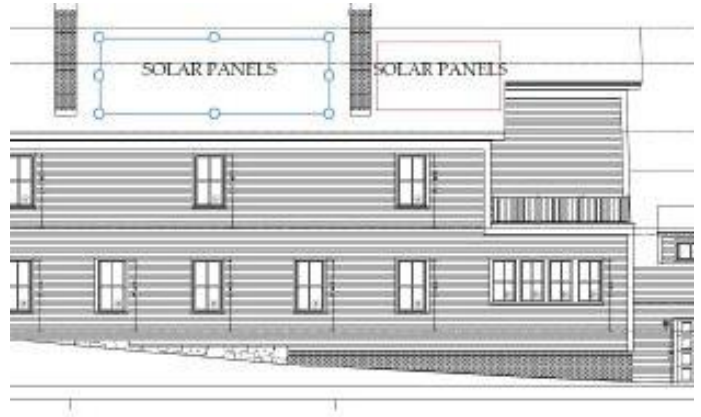
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING #5

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.

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
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: 65 WASHINGTON STREET (PENHALLOW HOUSE)

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING #6

A. Property Information - General:

Existing Conditions:

- Zoning District: MRO
- Land Use: Mixed-Use/ Museum
- Land Area: 8.24A +/-
- Estimated Age of Structure: c.1780
- Building Style: Colonial
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: View from Washington Street and Strawberry Banke
- Unique Features: Penhallow House
- Neighborhood Association: South End



B. Proposed Work: To lift the existing structure, dig out a new foundation and set the existing structure on top of the new foundation.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Lift the existing structure
- Dig out and pour new foundation
- Place structure on top of new foundation (using the existing foundation materials from the ground up).



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: 37 PROSPECT STREET

Permit Requested: WORK SESSION

Application: WORK SESSION A

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.



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

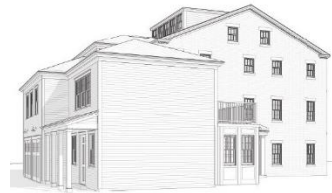
Permit Requested: WORK SESSION

Application: WORK SESSION 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



HDC APPROVED 06/04/2022



PROPOSED - RAILING OPTION A

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:

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