

Historic District Commission Staff Report

Wednesday, January 03, 2024

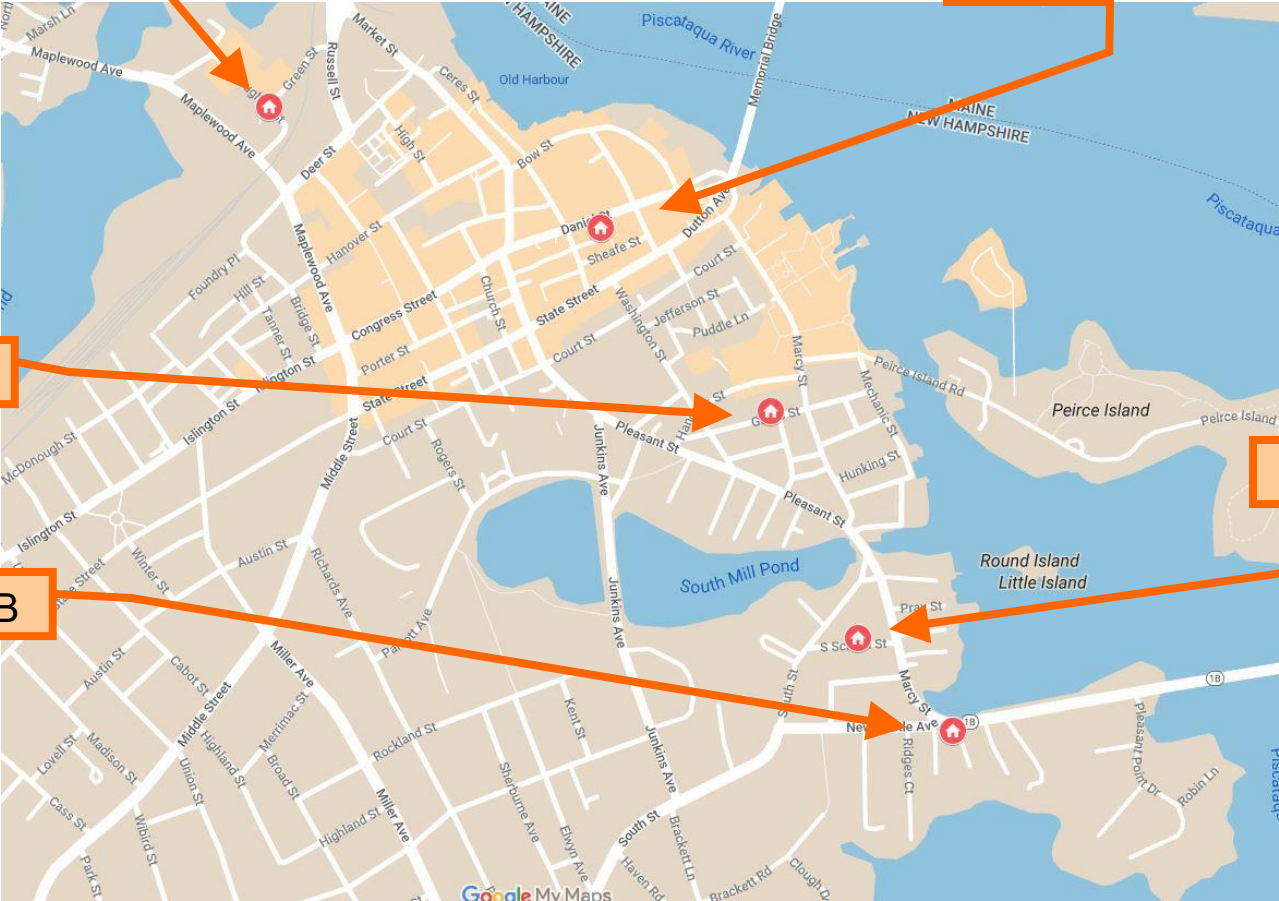
PH-2

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WS-A

PH-B



Project Address: 180 NEW CASTLE AVENUE

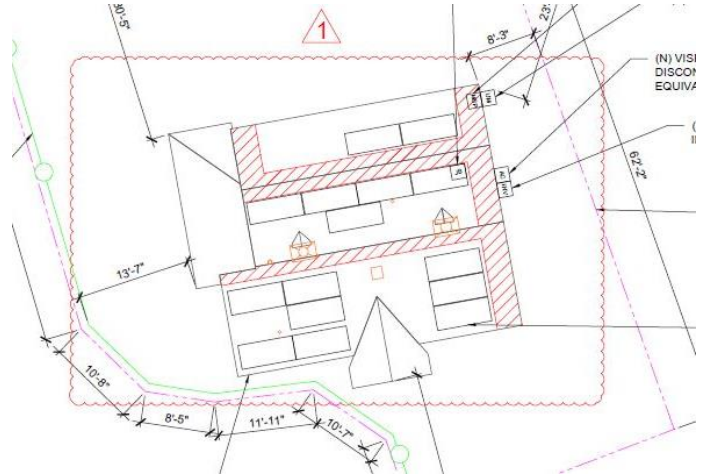
Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING B

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



**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: 111 GATES STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 1

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:

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12. 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: 64 VAUGHAN STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 2

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



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Project Address: 95 + 99 DANIEL STREET

Permit Requested: CERTIFICATE OF APPROVAL

Application: PUBLIC HEARING 3

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



D. Purpose and Intent:

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18. 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: 37 SOUTH SCHOOL STREET

Permit Requested: WORK SESSION

Application: WORK SESSION A

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 8,360 SF +/-
- Estimated Age of Structure: c.1810
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: South School Street
- Unique Features: NA
- Neighborhood Association: South End



B. Proposed Work: to add a single-story side addition with new rear porch.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct 1-story addition to the right side of the structure
- Construct new rear porch.



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