

Historic District Commission

Staff Report

Wednesday, April 02, 2025

Project Address: 408 The Hill #6-17
Permit Requested: Certificate of Approval
Application: Public Hearing A



A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L1 (CD4-L1) and Downtown Overlay
- Land Use: Residential
- Land Area: N/A SF +/-
- Estimated Age of Structure: c. 1750 (moved 1972)
- Building Style: Georgian
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: High Street and Deer Street
- Unique Features: N/A
- Neighborhood Association: The North End

B. Proposed Work: Replacement windows

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows



**HISTORIC
SURVEY
RATING
F**

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: 222 Court Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4-L1 (CD4-L1)
- Land Use: Commercial
- Land Area: 3,112 SF +/-
- Estimated Age of Structure: c.1800
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: C
- Public View of Proposed Work: Court Street
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: The installation of a mural affixed to the structure on removable panels.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Mural installation



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Project Address: 445 Marcy Street and 20 Pray Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 13,855 SF +/-
- Estimated Age of Structure: c.1920
- Building Style: Vernacular cottage
- Number of Stories: 1
- Historical Significance: C
- Public View of Proposed Work: Marcy Street, Pray Street and Partridge Street
- Unique Features: N/A
- Neighborhood Association: The South End



B. Proposed Work: Demolition of the existing structure at 445 Marcy Street. Construct new single-family home and detached garage (445 Marcy) and construct a new single-family home with detached garage and accessory dwelling unit (20 Pray)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Demolition of existing structure
- Construct a new single-family home and detached garage (445 Marcy)
- Construct a new single-family home and detached garage with accessory dwelling unit (20 Pray)



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: 266-278 State Street and 84 Pleasant Street

Permit Requested: Work Session

Application: Work Session A

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 & Downtown Overlay
- Land Use: Mixed-Use
- Land Area: 1,750 SF +/-
- Estimated Age of Structure: c.1870's-1900
- Building Style: Italianate/Commercial
- Number of Stories: 3-4
- Historical Significance: C
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Construction of a new 4-story building and renovations to an existing structure (84 Pleasant Street)

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a new 4-story building
- Renovations to existing structure (84 Pleasant Street)



D. Purpose and Intent:

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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:

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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