Historic District Commission Staff Report

Wednesday, April 02, 2025

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

A. Property Information - General:

Existing Conditions:

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

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

• Replacement windows





HISTORIC

SURVEY

RATING

- 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

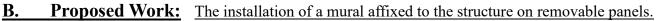
- 1. Consistent with special and defining character of surrounding properties
- 2. Compatibility of design with surrounding properties
- 3. Relation to historic and architectural value of existing structures
- 4. Compatibility of innovative technologies with surrounding properties

Project Address:	222 Court Street
Permit Requested:	Certificate of Approval
Application:	Public Hearing #1

A. **Property Information - General:**

Existing Conditions:

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



C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

• Mural installation



HISTORIC SURVEY RATING C

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

B. Proposed Work: Demolition of the existing structure at 445 Marcy Street. Construct new singlefamily 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)





HISTORIC

SURVEY

RATING

- 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

- 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: <u>Work Session A</u>

A. **Property Information - General:**

Existing Conditions:

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

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)







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- 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