

Historic District Commission

Staff Report

Wednesday, June 04, 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 B

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: Contributing
- 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



**HISTORIC
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RATING

C**

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Project Address: 11 Sheafe Street

Permit Requested: Certificate of Approval

Application: Public Hearing #1

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District (CD4)
- Land Use: Residential
- Land Area: 0 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Focal
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

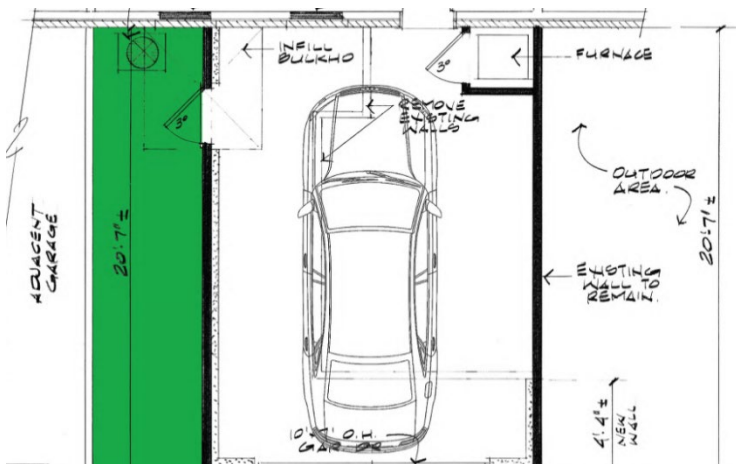


B. Proposed Work: Replacement windows and the construction of a rear 1-story garage and entry.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replacement windows
- Construct new rear attached garage and entry.



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Project Address: 101 Chapel Street

Permit Requested: Certificate of Approval

Application: Public Hearing #2

A. Property Information - General:

Existing Conditions:

- Zoning District: Civic and Downtown Overlay
- Land Use: Religious
- Land Area: 26,737 SF +/-
- Estimated Age of Structure: c.1807
- Building Style: Federal
- Number of Stories: 2.5
- Historical Significance: Focal
- Public View of Proposed Work: Bow Street and Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown



B. Proposed Work: Add rooftop solar panels.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Rooftop solar array



View from Bow Street



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Project Address: 445 Marcy Street

Permit Requested: Certificate of Approval

Application: Public Hearing #3

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: The relocation of the existing cottage on the lot and renovations to the existing cottage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Relocation of existing cottage
- Exterior renovations to the existing cottage



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Project Address: 6 Dearborn Street

Permit Requested: Certificate of Approval

Application: Public Hearing #4

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence A (GRA)
- Land Use: Residential
- Land Area: 10,000 SF +/-
- Estimated Age of Structure: c.1810-20
- Building Style: Federal
- Number of Stories: 2
- Historical Significance: C
- Public View of Proposed Work: Dearborn Street and Maplewood Avenue
- Unique Features: N/A
- Neighborhood Association: The North End

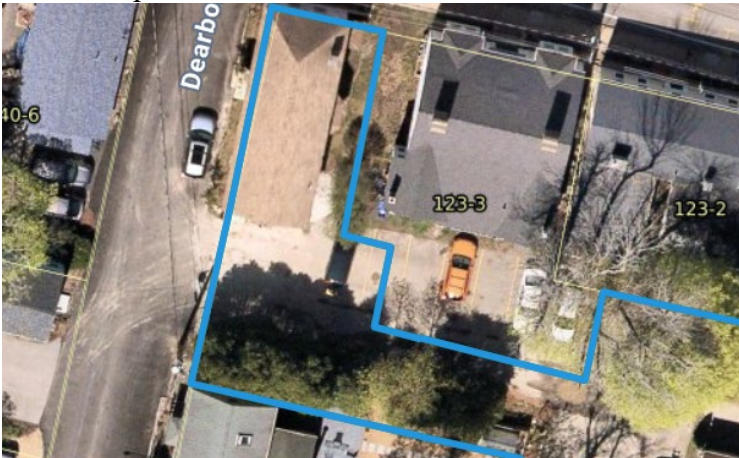


B. Proposed Work: Replacement of all siding and windows

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Replace all siding
- Replace all windows



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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)



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Project Address: 209 Marcy Street

Permit Requested: Work Session

Application: Work Session #B

A. Property Information - General:

Existing Conditions:

- Zoning District: General Residence B (GRB)
- Land Use: Residential
- Land Area: 7,768 SF +/-
- Estimated Age of Structure: c.1950
- Building Style: Modern Cape
- Number of Stories: 1.5
- Historical Significance: NC
- Public View of Proposed Work: Marcy Street and Gates Street
- Unique Features: N/A
- Neighborhood Association: South End



B. Proposed Work: Construct 2nd story addition and new 1-story front and side additions.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Construct a full 2nd story addition
- Construct 1-story front and side additions



**HISTORIC
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Project Address: **420 Pleasant 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: 4,582 SF +/-
- Estimated Age of Structure: c.1820
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: Pleasant Street
- Unique Features: N/A
- Neighborhood Association: South End



B. Proposed Work: Rebuild rear portion of building after fire damage and exterior renovations to the overall structure.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- Reconstruct rear portion of structure following fire damage.
- Exterior renovations to the front portion of the structure.



VIEW FROM PLEASANT STREET



ENTRY ON PLEASANT STREET



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E. Review Criteria/Findings of Fact:

5. Consistent with special and defining character of surrounding properties
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Project Address: 124 State Street

Permit Requested: Work Session

Application: Work Session #2

A. Property Information - General:

Existing Conditions:

- Zoning District: Character District 4 (CD4)
- Land Use: Residential
- Land Area: 4,775 SF +/-
- Estimated Age of Structure: c.1815
- Building Style: Federal
- Number of Stories: 3
- Historical Significance: Contributing
- Public View of Proposed Work: State Street & Downtown
- Unique Features: N/A
- Neighborhood Association: Downtown

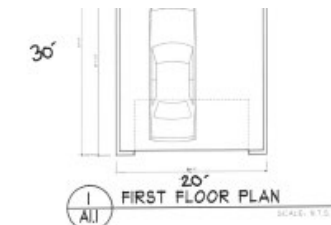


B. Proposed Work: The construction of a detached garage.

C. Staff Comments and/ or Suggestions for Consideration:

The project proposal includes the following:

- The construction of a detached garage.



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