

**Town of Amherst**  
**Local Historic District Commission**

*PROJECT APPLICATION REPORT*

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<b>Local Historic District:</b>	<b>North Prospect-Lincoln-Sunset</b>
<b>Property Owner:</b>	Sarah Craig
<b>Project Address:</b>	<b>100 North Prospect</b>
<b>Map/parcel:</b>	11C/204
<b>Zoning:</b>	General Residence (RG)
<b>Nature of request:</b>	Request the reconstruction of the west-facing porch and the addition of new stairs from the porch, changes are visible from Peace Place and McClellan Street, requiring Commission approval for a Certificate of Appropriateness as indicated in Section 6.2 of the Local Historic District Bylaw.
<b>Board members:</b>	Jennifer Taub – Chair, Bruce Coldham, Jim Lumley, Murray Schwartz
<b>Staff members:</b>	Brandon Toponce, Senior Planner

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## **BACKGROUND**

The following historical Summary of the property was created in 2017 for the demolition of a garage that was located to the north west of the home.

### **Historical Summary**

Located on the elbow of North Prospect and Hallock Street, this Queen Anne Home was constructed at the end of 1911 and finished in 1912 by Horace Thayer. The property in which the home is located was part of a much larger parcel owned originally by Rufus Cowles, yet over time was eventually divided into smaller sections. One of the parcels was purchased by Leavitt Hallock, who developed the extension of North Prospect and created Hallock Street. At that time, smaller parcels were created and homes were constructed. Mr. Hallock sold one of the parcels to Oliver Pease, who did not develop the land, and upon his death in 1893 the lot went to his family. Oliver's son Henry also passed the lot to his son who sold the property to William A. Reed on August 31, 1910. At this point, the lot was divided into its current configuration, and sold to Horace Thayer.

Mr. Thayer and his wife Nora were married in 1907, and rented an apartment at 4 Hallock Street. The same year of the land purchase, the couple's only daughter Eileen was born. The following year construction began on the home, and was completed in early 1912. Mr. Thayer worked for the Hills Hat Factory until the mid-1930s as a designer and pattern maker. He then began working on his own as a painter and decorator. Records indicate that during the 1930s and 1940s the Thayer's

rented room to Lodgers. At the time of the 1930 census Mr. Robert Quirk was living with them and in the 1940 census, Elaine Cleares. In 1958, Nora passed away and Horace moved out the following year in 1959. At this point no record indicates where Horace moved, it is possible he lived with a relative until his death in July 1967.

The Agarwal's, who purchased the home from Mr. Thayer, owned the home only a short time from 1959 to 1961. The house was then purchased by Willard and Beverly Week who lived in the home until 1998 when it was sold to the current home owner, Sarah Craig.

### **PROPOSED DEVELOPMENT**

The existing porch has stairs located on the south. The applicant desires to repair the porch, to add a new stairway on the west side, and to retain the stairs on the south. All repairs and changes will match in style and material as what is currently existing

### **CERTIFICATE, SECTION 6.1**

No building or structure or part thereof within a District shall be constructed or altered in any way that affects the exterior architectural features as visible from a public way, unless the Commission shall first have issued a Certificate with respect to such construction and alteration, except that a Certificate shall be required in all cases when the construction or alteration involves a removal of an exterior architectural feature visible from a public way.

### **CRITERIA FOR DETERMINATION, SECTION 8.0**

The Local Historic District Commission is to be guided by the purpose of the Bylaw to preserve and protect exterior architectural features of the buildings and structures in the District.

### **Historic and Architectural Value of the Site/Structure, Section 8.1**

The Commission must consider the historical and architectural value and significance of the site, building or structure; the general design, proportions, detailing, mass, arrangement, texture, and material of the exterior architecture features involved; and the relation of such exterior architectural features to similar features of buildings and structures in the surrounding area

- **Staff Review:** The alterations are found to be consistent with the existing design of the home, and Staff does not believe this alteration will have a negative impact to the historic structure or to the surrounding neighborhood within the Dickinson Local Historic District.

### **New Construction or additions, Section 8.2**

The Commission must consider the appropriateness of the scale, shape and proportions of the building or structure both in relation to the land area upon which the building or structure is situated and in relation to buildings and structures in the vicinity. The Commission may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

- **Staff Review:** No additions to the structure are being proposed. The alterations are to the existing stairs and porch.

### **CONCLUSION AND STAFF RECOMMENDATION**

In conclusion, Staff believes the proposed alterations to the home located at 100 North Prospect Street are acceptable and will not have a negative impact to the North Prospect-Lincoln-Sunset Local Historic District. Staff's recommendation is to approve the Certificate of Appropriateness for Amherst Local Historic District Commission

the proposed alteration as requested by the property owner in the application dated January 11, 2019.

## **CONDITIONS AND FINDINGS**

### **Conditions**

1. The exterior alteration will be constructed according to the approved plans dated December 3, 2018 and prepared by Integrity Development and Construction, Inc.

### **Findings**

1. The proposed alteration meets the review criteria found in Section 8.1 and 8.2 of the Amherst Local Historic District Bylaw
2. The proposed alteration is considered minor and will keep in harmony with the existing architectural detail already found on the home.
3. The proposed alteration will be in harmony with the existing surrounding properties, and will not have a negative impact to the Dickinson Local Historic District.