



TOWN OF ENFIELD

ENFIELD HISTORIC DISTRICT COMMISSION
HDC# 485 – 1318 ENFIELD STREET – Map 019 / Lot 0059

STAFF REPORT

May 25, 2022

Background

This is an application for a Certificate of Appropriateness to construct 11 additional parking spaces at property known as 1318 Enfield Street located within the Historic Residential 33 (HR-33 Zone).

Assessor Card Information	
Year Built	1954
Zone	HR-33
Living Area	53,909 sq. ft.
Style	Elementary School
Exterior Wall	Brick
Roof Cover	Arch Shingles
Heat Fuel	Oil
Heat Type	Hot Water
Description	Exempt Comm
Size (Acres)	13.85 acres

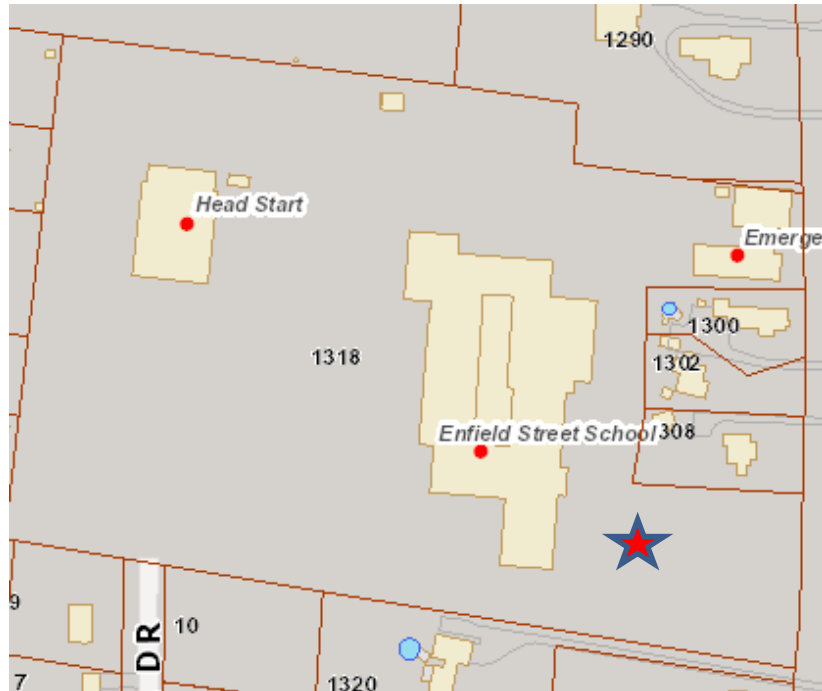
Aerial View





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Town GIS Location Map



Street View





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The application is before the Commission because **Section 2-Boundaries** of the Historic District Ordinance require all homes, buildings, and real property within 250 feet of a state highway marker to be heard before the Commission. **Section 8- Certificate of Appropriateness** also states that no building or structure, including stone walls, fences, signs, light fixtures, steps, and paving or other appurtenant fixtures, shall be erected, altered, restored, moved, or demolished within the Historic District until after an application for the certificate of appropriateness as to the exterior architectural features have been submitted to the Commission and approved by said Commission.

Section 10 Consideration in Determining Appropriateness: The Commission shall consider, in addition to any other pertinent factors, the historical and architectural value and significance architectural style, general design, arrangement, texture and material of the architectural features involved and the relationship thereof of the exterior architectural style and pertinent features of other structures in the immediate neighborhood. A certificate of appropriateness may be refused for any building or structure, the erection, reconstruction, restoration, alteration or razing of which, in the opinion of the Commission, would be detrimental to the interest of the Enfield Historic District.

Staff Note: Spoke to Chairman Tatoian in regards for an approval before going to the Commission.

The Planning Office has attached draft resolutions for the Commission's consideration.

MOTION TO APPROVE HDC#485- 1318 Enfield Street- Application for a Certificate of Appropriateness to construct 11 additional parking spaces; Town of Enfield, Owner/Applicant; Map 19/ Lot 59; HR-33 Zone in accordance with the items submitted to the Planning Office under HDC# 485 and with the following conditions of approval:

General Conditions:

1. This approval is for the specific use, site, and structure identified in the application. Any change in the nature of the use, site, or the structure will require new approvals from the Enfield Historic District Commission.
2. A building permit for the construction of facilities as approved must be obtained within 24 months of approval or this approval shall be rendered null and void, unless an extension is granted by the Commission.
3. All construction authorized by this approval shall be completed within two (2) years or this approval shall be considered null and void, unless an extension is granted by the Commission.
4. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.
5. The conditions of this approval shall be binding on the applicant, landowners, and their successors and assigns.

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6. Applicant is to obtain all appropriate Land Use Commission approval(s) or Zoning Permits as required by the regulation(s) and ordinance(s).

Note: The Conditions of Approvals do not take the place of other requirements found in the Town Codes, Regulations, and Application Instructions.

Dated this 25th day of May 2022.