

Subject: Massing of Holley Place Neighbors-Photos and Notes from Applicant

From: Sean White <sean@radio451.com>

Date: 3/18/2021, 11:43 AM

To: aconroy@salisburyct.us

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By Land Use Office at 11:32 am, Mar 19, 2021

I am submitting these photos and notes on behalf of Salisbury Housing Committee, Applicant, regarding Holley Place and Special Permit #2021-0123.

Holley Place, the proposed building, is in keeping with the massing of commercial properties in the immediate vicinity. By some measures it is smaller. See comments below.

Like Holley Place, all these neighbors incorporate modern building materials, including roofing, windows, doors, siding, trim and lighting. All are part of the Lakeville Historic District, in the National Register of Historic Places.

—Lakeville Center Aerial.jpeg



Four large buildings in the center of Lakeville, shown above, are near the proposed Holley Place location.

—PKS NE view 5FL.jpeg

ORIGINAL



Pocket Knife Square (above) at 8 Holley Street is taller with four stories in the front, and five in the back. Holley Place has only three in the front and four in the back. Their footprints are similar. PKS has three full floors, an attic (with windows) and a large basement restaurant. It also includes an adjacent, two-story outbuilding. This historic treasure was built in 1866.

— Shannon.jpeg —

ORIGINAL



At 38 feet, the Shannon building (above) at 12 Millerton Road is taller than Holley Place (33'). This neighbor has a 3,582 sq. ft. footprint, two-thirds the size of Holley Place. It dates from 1895.

—LI SW View.jpeg—



Lakeville Interiors (above) at 7 Holley Street has a footprint of 10,769 square feet, twice that of Holley Place. The small brick front dates from 1870. The large cinderblock wing to the rear was added in 1950s.

— Firehouse.jpg —



The old Firehouse, with a footprint of 4,478 sq. ft., is approaching (84%) the coverage of Holley Place.

The original three-story firehouse, at 9 Sharon Rd., was built in 1934. The large, two-story expansion opened in 1976.

A 1,628 sq. ft. outbuilding is part of this property.

—Holley Block glass neg. #3.jpeg—



The original Holley Block building was taller and had a bigger footprint than our proposed replacement. It was built in the 1880s. and had 12 apartments, plus retail on the ground floor.

Sean White, Director
Salisbury Housing Committee, Inc.

Attachments:

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|---------------------------------|---------|
| Lakeville Center Aerial.jpeg | 325 KB |
| PKS NE view 5FL.jpeg | 134 KB |
| Shannon.jpeg | 70.9 KB |
| LI SW View.jpeg | 144 KB |
| Firehouse.jpg | 128 KB |
| Holley Block glass neg. #3.jpeg | 156 KB |