TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

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PLANNING BOARD/VILLAGE REVIEW BOARD
JOINT WORKSHOP
AGENDA
BRUNSWICK STATION
16 STATION AVENUE, ROOM 217
Tuesday, October 16, 2012
6:00 P.M.

1. **WORKSHOP:** The Planning Board and Village Review Board will hold a workshop session regarding the Town Zoning Ordinance, Chapter 2, Section 216, relating to the review of demolitions in the Village Review Overlay Zone.

Planning Board and Village Review Board workshops are open to the public. Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. This meeting is televised.

Village Review Zone Comparison

Municipality	Type of Board	Geography	Purpose	Review or Approval Authority	Certificates Issued	Member Composition
Brunswick	Village Review Board	Portions of NR Districts and design overlay for downtown area	Promote the economic, cultural, educational and general welfare of the Town by applying design standards, identify and encourage preservation, foster economic development and civic pride through appearance and protecting neighborhood character/historic patterns of development	Approval: Board or Staff (if minor impact) for COAs based on design guidelines; Review proposed NR nominations; Advise Town Council and Planning Board regarding protection of historic sites, structures and artifacts.	COA for new construction, physical modifications, demolitions (3-mo moratorium), Economic Hardship (BZA)	7 members appointed by Town Council, 3-year terms, interest expertise or experience in arch, history, planning, lae , construction; PHS rep and one VRZ resident.
Freeport	Project Review Board	Design Review District: An area of town defined on a map. Buildings within District are classified A,B or C based on historical significance	To promote the educational, cultural, economic and general welfare of the Town of Freeport, to provide for the protection and preservation of buildings, structures and places of historic value, and to promote design which is compatible with the present character of Freeport	Applicant needs a Certificate from Board to make external changes to structures and demolish buidings classified A or B	A Design Review Certificate issued by Project Review Board for external alterations and demolitions	No specific expertise required. Board appointed by Town Council
Bath	Historic District Approval Authority	Historic Overlay District	To provide for the review of certain activities within this historic part of the City in order to prevent inappropriate alterations to buildings of historic or architectural value, to preserve the essential character of historic n'hoods and to ensure that new buildings or structures constructed in areas of architectural or historical significance are designed and built in a manner compatible with the character of the n'hood	Approval by Historic District Committee or Planning Board depending on scale of project	For the construction of new buildings, additions to buildings and demolitions	The Planning Board and Historic District Committee appointed by City Council
Topsham	Historic District Commission	Elm Street, Main Street, Melcher Place, Perkins Street, Green Street, Winter Street, and Bowdoin Mill Island.	To preserve the community's historic sense of place and to ensure that the features that make Topsham unique are here for future generations. It is the duty of the Historic District Commission (HDC) to protect Topsham's historic resources, which reflect the town's cultural, social, economic, industrial, political, archaelogical and architectural history.	Yes, the Historic District Commission issues a Certificate of Appropriateness	Demolishing or moving a building in a historic district. New construction visible from a street. Additions, alterations, or reconstruction visible from a street. Signs. Fences, walls, and parking lots visible from a street. Sandblasting.	4 members of the Historic District Commission are appointed by the Board of Selectmen and serve a term of three years. The members of the Commission elect officers who shall serve one-year terms as Chairman and Vice Chairman.

Village Review Zone Comparison

Municipality	Type of Board	Geography	Purpose	Review or Approval Authority	Certificates Issued	Member Composition
Keene, NH	Historic District Commission	Center of Town	Created to preserve the heritage and visual character of the City of Keene by regulating the compatibility of new construction and alterations to existing buildings and structures, and sites within the Historic District in collaboration with City Departments and other agencies.	Yes, the Historic District Commission issues a Certificate of Appropriateness	Certificate of Appropriateness for building alterations and demolition	8 appointed through mayors office
Pottstown, PA	Historic District Review Board	Selected Streets	Pottstown Council has established two historic districts to protect the Borough's oldest and most historic buildings. The goal is to ensure that any change to the exterior of a building in the districts is compatible with its historic appearance. This reinforces the districts' historic character and maintains property values.	Building permit officer does initial inspection and HARB reviews the application.	Recommend to Council approval or not of Certificates of Appropriateness for building alterations and/or demolition	7 members appointed by the Borough Council. The membership of HARB shall be as follows: A. One member shall be a registered architect. B. One member shall be a licensed real estate broker. C. One member shall be a Building Inspector. D. Two members shall be persons who are either residents of or owners of property within the originally created Old Pottstown Historic District with knowledge of or interest in the preservation of historic buildings and districts. E. Two members shall be persons who are either residents of or owners of property High Street Historic District with knowledge of or interest in the preservation of historic buildings and districts.
Doylestown, PA	Historical Architectural Review Board (advisory)	Specified District	The HARB gives counsel to the Board of Supervisors regarding the application for a building permit for exterior work that will be visible from a public street to be done in the Historic District.	A Certificate from Board of Advisors prior to Building Permit for structure alterations that are visible from the street	No building located, in whole or in part, within the Historic District shall be erected, expanded, reconstructed, altered, restored, demolished or razed unless or until a certificate of appropriateness, as hereinafter provided, has been approved by the Doylestown Township Board of Supervisors, provided that such erection, expansion, reconstruction, alteration, restoration, demolition or razing requires a building and/or demolition permit from the Township.	Seven members appointed by the Board of Supervisors, one of whom shall be a registered architect, one a licensed real estate broker, one the Building Inspector of Doylestown Township and four additional persons with a knowledge of and interest in the preservation of the historic buildings and the Historic District.

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Preservation Law Educational Materials . . .

ASSESSING ECONOMIC HARDSHIP CLAIMS UNDER HISTORIC PRESERVATION ORDINANCES

Historic preservation ordinances in effect around the country often include a process for administrative relief from preservation restrictions in situations of "economic hardship." Under typical economic hardship procedures, an applicant may apply for a "certificate of economic hardship" after a preservation commission has denied his or her request to alter or demolish a historic property protected under a preservation ordinance. In support of an application for relief on economic hardship grounds, the applicant must submit evidence sufficient to enable the decisionmaking body to render a decision. The type of evidence required is generally spelled out in preservation ordinances or interpreting regulations. The burden of proof is on the applicant.

The exact meaning of the term "economic hardship" depends on how the standard is defined in the ordinance. Under many preservation ordinances economic hardship is defined as consistent with the legal standard for an unconstitutional regulatory taking, which requires a property owner to establish that he or she has been denied all reasonable beneficial use or return on the property as a result of the commission's denial of a permit for alteration or demolition.

Requests for relief on economic hardship grounds are usually decided by historic preservation commissions, although some preservation ordinances allow the commission's decision to be appealed to the city council. In some jurisdictions, the commission may be assisted by a hearing officer. A few localities have established a special economic review panel, comprised of members representing both the development and preservation community.

Economic Impact

In acting upon an application for a certificate of economic hardship, a commission is required to determine whether the economic impact of a historic preservation law, as applied to the property owner, has risen to the level of economic hardship. Thus, the first and most critical step in understanding economic hardship is to understand how to evaluate economic impact.

Commissions should look at a variety of factors in evaluating the economic impact of a proposed action on a particular property. Consideration of expenditures alone will not provide a complete or accurate picture of economic impact, whether income-producing property or owner-occupied residential property. Revenue, vacancy rates, operating expenses, financing, tax incentives, and other issues are all relevant considerations. With respect to income-producing property, economic impact is generally measured by looking at the effect of a particular course of action on a property's overall value or return. This approach allows a commission to focus on the "bottom line" of the transaction rather than on individual expenditures.

In addition to economic impact, the Supreme Court has said that "reasonable" or "beneficial use" of the property is also an important factor. Thus, in evaluating an economic hardship claim based

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on the constitutional standard for a regulatory taking, commissions will need to consider an owner's ability to continue to carry out the traditional use of the property, or whether another viable use for the property remains. In *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104 (1978), the landmark decision upholding the use of preservation ordinances to regulate historic property, the Supreme Court found that a taking did not arise because the owner could continue to use its property as a railroad station.

The Supreme Court has also said that the applicant's "reasonable investment-backed expectations" should be taken into consideration. Although the meaning of this phrase has not been delineated with precision, it is clear that "reasonable" expectations do not include those that are contrary to law. Thus, an applicant's expectation of demolishing a historic property subject to a preservation ordinance at the time of purchase, or likely to be subject to a preservation ordinance, would not be "reasonable." Also pertinent is whether the owner's objectives were realistic given the condition of the property at the time of purchase, or whether the owner simply overpaid for the property. Under takings law, government is not required to compensate property owners for bad business decisions. Nor is the government required to guarantee a return on a speculative investment.

Commissions may also be able to take into account whether the alleged hardship is "self created." Clearly relevant is whether the value of the property declined or rehabilitation expenses increased because the owner allowed the building to deteriorate.

Application of the takings standard in the context of investment or income-producing property is usually fairly straightforward. The issue can be more complex, however, in situations involving hardship claims raised by homeowners. In the context of home-ownership, it is extremely difficult for an applicant to meet the standard for a regulatory taking, that is, to establish that he or she has been denied all reasonable use of the property. Even if a commission insists that houses be painted rather than covered with vinyl siding, and windows be repaired rather than replaced, the applicant can still live in the house. The fact that these repairs may be more costly is not enough. Even if extensive rehabilitation is required, the applicant must show that the house cannot be sold "as is," or that the fair market value of the property in its current condition plus rehabilitation expenditures will exceed the fair market value of the house upon rehabilitation. *See City of Pittsburgh v. Weinberg*, 676 A.2d 207 (Pa. 1996). It is also important to note that "investment-backed expectations" are different in the context of home ownership; owners often invest in home improvements or renovations without the expectation of recouping the full cost of the improvement in the form of increased property value.

In addressing hardship claims involving historic homes, commissions must be careful to be objective and consistent in their approach. Otherwise, a commission may undermine the integrity of its preservation program and raise due process concerns as well. Ideally, grant money, tax relief, and other programs should be made available to historic homeowners who need financial assistance.

Special standards for economic hardship may apply to nonprofit organizations. Because these entities serve charitable rather than commercial purposes, it is appropriate to focus on the beneficial use of their property, rather than rate of return, taking into account the particular circumstances of the owner (i.e., the obligation to serve a charitable purpose.) In such situations, hardship analysis generally entails looking at a distinct set of questions, such as: the organization's charitable purpose; whether the regulation interferes with the organization's ability to carry out its charitable purpose; the condition of the building and the need and cost for

repairs; and whether the organization can afford to pay for the repairs, if required? (Note, however, that while consideration of financial impact may be appropriate, a non-profit organization is not entitled to relief simply on the basis that it could raise or retain more money without the restriction.)

The Proceeding

Under a typical hardship process, the applicant will be required to submit specific evidence in support of his or her claim. Once a completed application has been filed, a hearing will be scheduled, at which time the applicant generally presents expert testimony in support of the economic hardship claim on issues such as the structural integrity of the historic building, estimated costs of rehabilitation, and the projected market value of the property after rehabilitation. Once the applicant has presented its case, parties in opposition or others may then present their own evidence. The commission may also bring in its own expert witnesses to testify. As noted above, the burden of proof rests on the property owner.

In hearing economic hardship matters, commissions must be prepared to make a legally defensible decision based on all the evidence presented. In the event of conflicting expert testimony, which is often the case in economic hardship proceedings, the commission must be prepared to weigh the evidence, making specific findings on the relative credibility or competency of expert witnesses.

In evaluating the evidence, the commission should ask itself five distinct questions:

1) **Is the evidence sufficient**? Does the commission have all the information it needs to understand the entire picture, or is something missing. The application is not complete unless all the required information has been submitted. If additional information is needed, ask for it.

2) **Is the evidence relevant**? Weed out any information that is not relevant to the issue of economic hardship in the case before you. Commissions may be given more information than they need or information on issues that are not germane to the issue, such as how much money the project could make if the historic property were demolished. The property owner is not entitled to the highest and best use of the property.

3) **Is the evidence competent**? Make an assessment as to whether the evidence establishes what it purports to show.

4) **Is the evidence credible**? Consider whether the evidence is believable. For example, ask whether the figures make sense. A commission will need to take into consideration the source of the evidence and its reliability. (If the evidence is based on expert testimony, the commission should determine whether the expert is biased or qualified on the issue being addressed. For example, it may matter whether a contractor testifying on rehabilitation expenditures actually has experience in doing historic rehabilitations.)

5) **Is the evidence consistent**? Look for inconsistencies in the testimony or the evidence submitted. Request that inconsistencies be explained. If there is contradictory evidence, the commission needs to determine which evidence is credible and why.

In many instances the applicant's own evidence will fail to establish economic hardship. However, in some situations, the question may be less clear. The participation of preservation organizations in economic hardship proceedings can be helpful in developing the record. Commissions should also be prepared to hire or obtain experts of their own. For example, if a

property owner submits evidence from a structural engineer that the property is structurally unsound, the commission may need to make an independent determination, through the use of a governmental engineer or other qualified expert, as to the accuracy of that information. It may be impossible to evaluate the credibility or competency of information submitted without expert advice.

The record as a whole becomes exceedingly important if the case goes to court. Under most standards of judicial review, a decision will be upheld if it is supported by substantial evidence. Thus, in conducting administrative proceedings, it is important that evidence provides a true and accurate story of the facts and circumstances and that the commission's decision is based directly on that evidence.

EVIDENTIARY CHECKLIST

The following checklist is a useful tool for local commissions and other regulatory agencies considering economic hardship claims:

1. **Current level of economic return**
   - Amount paid for the property, date of purchase, party from whom purchased, and relationship between the owner of record, the applicant, and person from whom property was purchased;
   - Annual gross and net income from the property for the previous three years; itemized operating and maintenance expenses for the previous three years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period;
   - Remaining balance on the mortgage or other financing secured by the property and annual debt-service, if any, during the prior three years;
   - Real estate taxes for the previous four years and assessed value of the property according to the two most recent assessed valuations;
   - All appraisals obtained within the last two years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
   - Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other;
   - Any state or federal income tax returns relating to the property for the last two years.
2. **Any listing of property for sale or rent, price asked, and offers received, if any, within the previous two years, including testimony and relevant documents regarding:**
   - Any real estate broker or firm engaged to sell or lease the property;
   - Reasonableness of price or rent sought by the applicant;
   - Any advertisements placed for the sale or rent of the property.
3. **Feasibility of alternative uses for the property that could earn a reasonable economic return:**
   - Report from a licensed engineer or architect with experience in rehabilitation as to the

structural soundness of any buildings on the property and their suitability for rehabilitation;

- Cost estimates for the proposed construction, alteration, demolition, or removal, and an estimate of any additional cost that would be incurred to comply with the requirements for a certificate of appropriateness;
- Estimated market value of the property: (a) in its current condition; (b) after completion of the proposed alteration or demolition; and (c) after renovation of the existing property for continued use;
- Expert testimony or opinion on the feasibility of rehabilitation or reuse of the existing structure by an architect, developer, real estate consultant, appraiser, and/or other real estate professional experienced in historic properties and rehabilitation.

4. **Any evidence of self-created hardship through deliberate neglect or inadequate maintenance of the property.**
5. **Knowledge of landmark designation or potential designation at time of acquisition.**
6. **Economic incentives and/or funding available to the applicant through federal, state, city, or private programs.**

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PROTECTING HISTORIC RESOURCES THROUGH DEMOLITION REVIEW

BY EMILY PAULUS, PRESERVATION PLANNER

Earlier this year, a local New Hampshire paper reported a Massachusetts developer's plans to demolish an early 19th-century house that was eligible for listing on the National Register of Historic Places. While it turned out the developer was only planning to demolish a 1950s barn on the property, the brief scare was enough to awaken residents to the fact that any historic building in the community could be torn down on a whim – even those listed on or eligible for the National Register. This scenario has played out in countless communities across the state, and has led many to take proactive steps to prevent the demolition of historically significant buildings. One approach is through the establishment of a demolition review process.

What is Demolition Review and How Does it Work?

Demolition review is a preservation tool that ensures potentially significant buildings and structures are not demolished without notice to the community and review by a heritage or historic district commission. A demolition delay ordinance can be adopted as an amendment to the building code, implemented as a stand-alone ordinance, or as a bylaw in an existing historic preservation or zoning ordinance. This legislation can be a very effective tool in helping to protect historically significant resources in the community. A demolition delay ordinance or bylaw cannot prevent demolitions indefinitely, ensure that demolition will be avoided, or prevent demolition of any and all "old" buildings or structures within a given community. Rather, the process allows for review of proposed demolitions to assess a building's historical significance. If the building is determined to be historically or architecturally significant, the issuance of the demolition permit is delayed for a specific period of time – typically anywhere from 30 to 90 days, but in some cases up to 12 months. While this may sound like a lengthy period for an owner to wait, a major construction project typically involves many months of planning before actual demolition will occur; most construction projects take a year or more to get through concept and site planning, design and drawing, local reviews and approvals, and finally permitting before even getting to the construction phase. If demolition review is conducted during the early conceptual stages of project development, alternatives can be explored in earnest and without undue hardship to the applicant.

During the delay period, a public hearing is scheduled where the review body, building owner, and members of the community can consider alternatives to demolition and options for preserving the building. Successful alternatives might include incorporating the building into the design of the project, selling the property to a purchaser interested in rehabilitating the building, or finding alternative sites for the proposed project. If no feasible alternatives can be found, the delay period can allow the building to be documented and for architectural features to be salvaged.

What Actions Trigger Demolition Review?

Most demolition review procedures are triggered by the filing of a demolition permit, but they can also begin in other ways, such as when an application for site plan review has been submitted and the intent to demolish a

building is indicated, or when the building or code inspector receives a letter of intent to demolish. An effective demolition review ordinance defines what constitutes a demolition. In most cases, demolition is generally defined as the act of either demolishing or removing fifty percent or more of the roof area or exterior walls, or any exterior wall facing a public street.

What Properties Are Subject to Review?

A demolition review ordinance should spell out specific criteria for determining which properties are subject to review. Most communities require some level of review for all buildings or structures at least fifty years old, but others have restricted review to those at least one hundred years old. Other communities have applied demolition review to properties previously identified through a historic resources survey or listed on the State or National Register of Historic Places. Finally, some communities decide to apply protection to a specific geographic area, such as a downtown or Main Street. In most cases, the historic resources survey or tax assessment records can verify the age of a building proposed for demolition. If no survey information exists, the burden of establishing the date of construction can rest on the applicant, or can be left to the review body. Once a building or structure has been determined to meet the age or geographic criteria, the review body – often with the assistance of municipal staff – typically determines whether it is significant. Significance can be determined by analyzing the building's association with historic persons or events, or with the architectural, cultural, economic, or social history of the community. The review process works best when a historic resources survey exists to verify a building's age, as well as its architectural and historical significance, or where there is properly trained municipal staff to assist with the necessary research. In both Keene and Concord, for example, the demolition review committee, which is comprised of three members of the Heritage Commission, is responsible for conducting the initial review, making the official determination of significance, and holding the meeting to explore alternatives.

Why Do Communities Need Demolition Review?

Many communities in New Hampshire are experiencing rapid population growth. This growth can lead to development pressure in older neighborhoods and unanticipated "teardowns," which can slowly erode community character and identity. A demolition review ordinance allows a community to proactively prevent the demolition of historically significant buildings. Demolition review works best when it is paired with other preservation tools and policies, such as heritage or historic district commissions or completion of a historic resource survey. In cases where a community can not garner the local or political support for a local historic district, demolition review can be the only viable means for preventing the loss of significant buildings. Communities with demolition review in place, such as Concord, report wide success in preventing the loss of significant buildings.

How Does a Community Get Started?

Start by talking to the Division of Historical Resources, who can answer specific questions and assist in mapping out a successful education and outreach effort. Research and talk to communities with successful demolition review programs, and review their ordinances (though avoid copying an ordinance verbatim – it should always be tailored to the specific needs of the community). New Hampshire communities with demolition review in place include Concord, Keene, Weare, and Stratham. Set up an informational meeting with your local Heritage or Historic District Commission and Planning Board, and invite an expert to answer questions. Remember that the Preservation Planner at the Division of Historical Resources is available to meet with your organization at any time and provide technical assistance. Prepare a handout with frequently asked questions, and photos of significant buildings in your community. Grants may also be available to hire a preservation consultant to assist in drafting the ordinance.

RESOURCES FOR DEMOLITION REVIEW

Hengen, Elizabeth Durfee. *Preserving Community Character: A Preservation Planning Handbook for New Hampshire*. New Hampshire Preservation Alliance, 2006. See page 9.

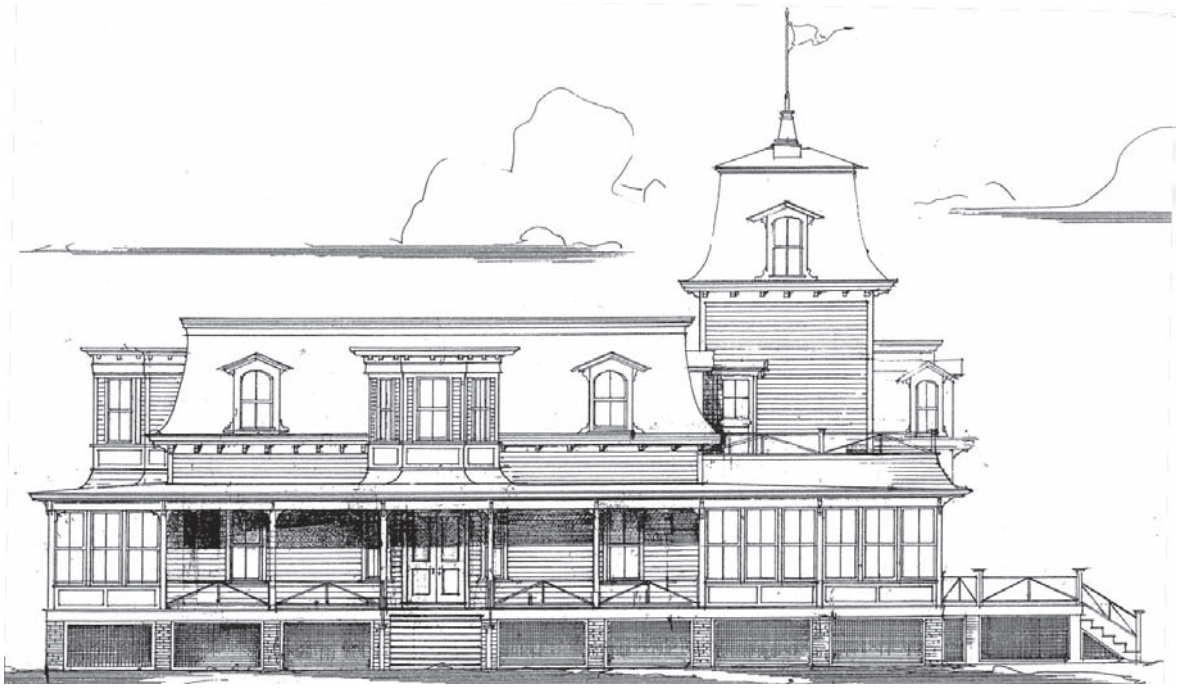
Miller, Julia H. *Protecting Potential Landmarks Through Demolition Review*. National Trust for Historic Preservation, 2006. See www.nationaltrust.org/teardowns/Demolition_Review.pdf.

Norton Historical Commission, Demolition Delay By-Law Q&A. See http://www.nortonma.org/documents/Norton%20DemoDelay%20FAQ.pdf.

Narragansett Historic District Commission

Historic Preservation Standards and Guidelines

October 4, 2010



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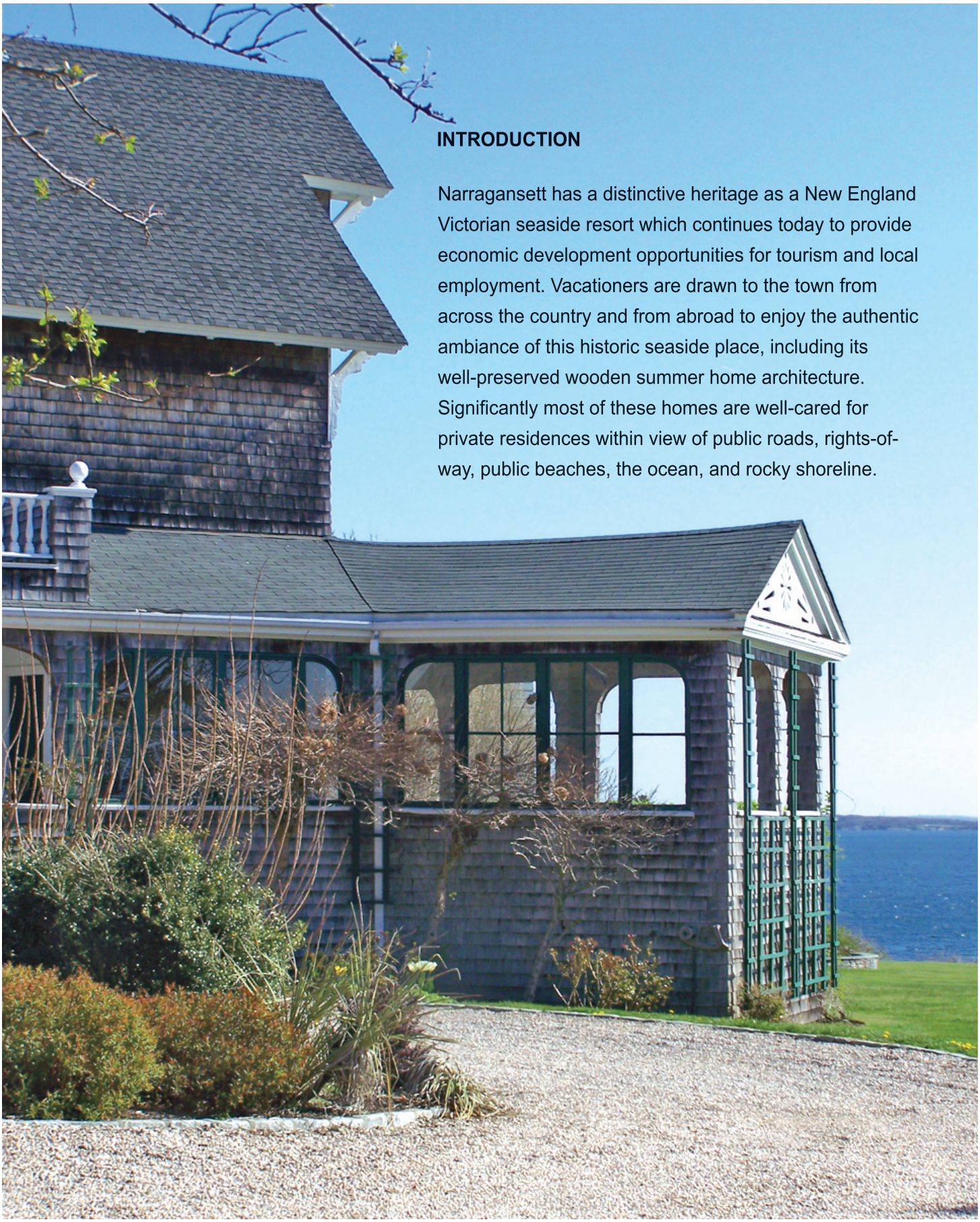


INTRODUCTION

Narragansett has a distinctive heritage as a New England Victorian seaside resort which continues today to provide economic development opportunities for tourism and local employment. Vacationers are drawn to the town from across the country and from abroad to enjoy the authentic ambiance of this historic seaside place, including its well-preserved wooden summer home architecture. Significantly most of these homes are well-cared for private residences within view of public roads, rights-of-way, public beaches, the ocean, and rocky shoreline.

NARRAGANSETT'S HISTORIC DISTRICTS

Narragansett's four historic districts represent important and different aspects of its resort heritage:

The Towers Historic District is named after its most prominent feature, a massive and romantic stone archway spanning Ocean Road, and significant remnant of McKim, Mead and White's Narragansett Casino. Situated on a block edging Narragansett Bay, the district also includes ten dwellings, a former Coast Guard lifesaving station, and a town park on the site of the 1885 Casino. Its generally well-maintained buildings display styles paralleling contemporary national trends, adapted to the seaside environment with features such as the ubiquitous veranda or broad front porch. Although the area around the Towers has been a focus of development since the late 1700s, the district's present appearance is primarily the result of construction since the mid-nineteenth century. Out-of-state visitors discovered Narragansett's fine sandy beaches in the late 1840s and their growing numbers prompted construction of the first public accommodation in the area, the Narragansett Hotel. The three-story, wood-frame structure, built in 1856, stood on the northwest corner of Ocean Road and Taylor Street, a site now occupied by Miramar Cottage at 61 Ocean Road, 1889-90. The Narragansett was quickly ringed by other hotels: all but one of which have since been demolished or lost to fire and storm. The decade following the Civil War saw construction of a number of densely-sited, private summer cottages which remain. This first wave of building produced simple, clapboard-covered cottages. When the Second Empire style became the national vogue, a one-and-one-half-story mansard-roofed building (demolished circa 1890) appeared at 41 Ocean Road. The Second Empire style building, Sea Lawn, now standing on that site was moved from its original location on Mathewson Street in the late l890s. The late nineteenth-century predilection for picturesque ornamentation and massing led to widespread use of the Shingle Style, which is represented in Miramar Cottage and the remodeling of its northern neighbor, Hopewell.

The ***Central Street Historic District*** is a tightly built-up residential neighborhood of late 19th century cottages with the tree-lined axis of Central Street as a core. The cottages, ranging from small, simple dwellings to later, more elaborate residences, are typical of those constructed at seaside resorts from the 1870s to the 1890s. These were built after Narragansett's hotels succeeded in establishing the area as a summer resort. The architectural continuity is reinforced by thick hedges, stone walls and gateposts, and large trees. Smaller early summer cottages along Central Street built after the Civil War were joined in the 1880s and 1890s by more elaborate cottages in the popular Stick, Queen Anne, Colonial Revival, and Shingle architectural styles. Many were built after the Narragansett Casino opened in 1885. Typical residences of the later period feature broad porches and eclectic detailing. Most are two-and-one-half stories, sited on large lawns enclosed by hedges, and shaded by old trees in a suburban street setting.

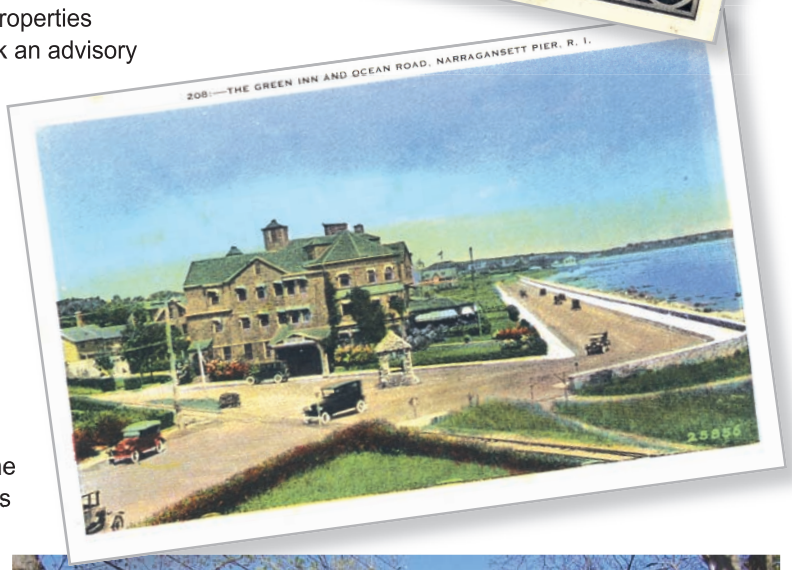
The ***Earle's Court Historic District*** is a residential area located a quarter of a mile west of the Narragansett Bay shoreline and several blocks south of the once thickly built-up summer colony of Narragansett Pier. It includes two contiguous housing developments, Earle's Court and the Sherry Cottages, the latter designed by the New York firm of McKim, Mead and White. Most of the historic residences which make up the district are from the heyday of Narragansett as a resort. Similar scale, massing, and materials unify the resources. Most of the historic structures are two-and-one-half-story Shingle Style residences set back from the street, featuring recessed verandas, simple detailing, and steeply pitched roofs with dormers. The most unusual structure in the district is a two-story, circular stone tower, part of a water tower that originally serviced the Earle's Court houses. Its heavy mass diminishes, by its visual prominence, the intrusion on the Victorian streetscape made by several late 20th and early 21st century houses. Ubiquitous hedges, expanses of mowed lawns, and stone gate posts at either end of Earle's Court and the entrance to the Sherry Cottages are important unifying landscape elements which help to define the district's particular character.

The ***Ocean Road Historic District*** is characterized by a significant concentration of high-quality Shingle Style structures that display the variety possible within the style. With several early 20th century houses, these buildings compose a well-maintained, turn-of-the-century residential area important in the social and architectural development of Narragansett. Ocean Road runs south from the most densely settled area of Narragansett along the dramatic rocky shoreline of the Atlantic Ocean. Between the road lined by stone walls, heavy vegetation, and the ocean is a strip of land where houses grander than the average cottages were built by wealthy summer residents. The Ocean Road Historic District includes over forty residences, some of which are former carriage houses, scattered along the shoreline on a half-mile segment of Ocean Road and three short intersecting streets, Newton and Hazard Avenues, and Wildfield Farm Road. Most of the historic residences date from 1882 (when Ocean Road was opened) to the mid-1890s, by which time a majority of the prime lots had been occupied. An exception is Hazard's Castle west of Ocean Road, an eclectic stone dwelling begun in 1846 with a 105-foot, square, stone tower added in the 1880s. The streetscape character of the district differs from Narragansett's other districts in that Ocean Road is primarily bordered by summer estate carriage houses, gate houses, and garages, with some intervening houses. In most cases, the estate houses actually have principal fronts on the ocean with service functions or carriage entrances facing Ocean Road.

PRESERVATION ZONING

Encouraging the preservation of the historic features and settings of Narragansett's historic buildings located within its designated historic zoning districts is a high priority. Narragansett's four historic districts are listed in the National Register of Historic Places. The National Register is the nation's list of properties that contribute to our shared cultural heritage and thereby worthy of preservation.

Under the Town of Narragansett Zoning code, Chapter 917, all repairs and alterations affecting the exterior appearance of both historic and non-historic structures and their settings are reviewable. Such review is under the jurisdiction of the Narragansett Historic District Commission (NHDC), appointed by the Town Council. Owners of properties located within the Town's voluntary districts are encouraged to seek an advisory opinion for projects they are contemplating. (See maps on following pages 8-11)



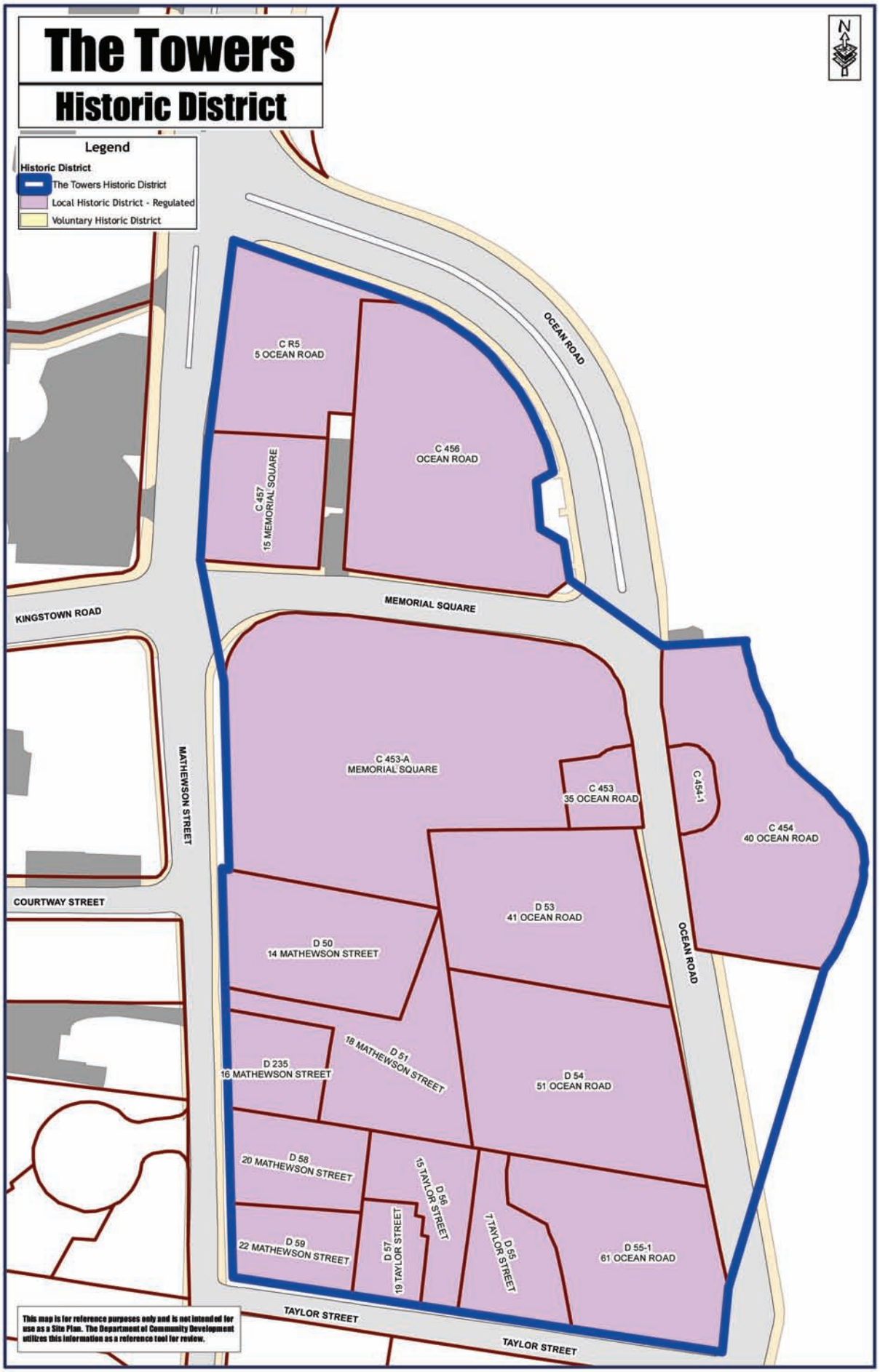
In accordance with the zoning ordinance, the Narragansett Town Council and the NHDC have adopted the historic preservation standards and guidelines listed in this publication to guide and review work that is proposed. These standards and guidelines are formulated from those published by the federal government, many state governments, and by similarly charged historic district commissions in Rhode Island and across the country.

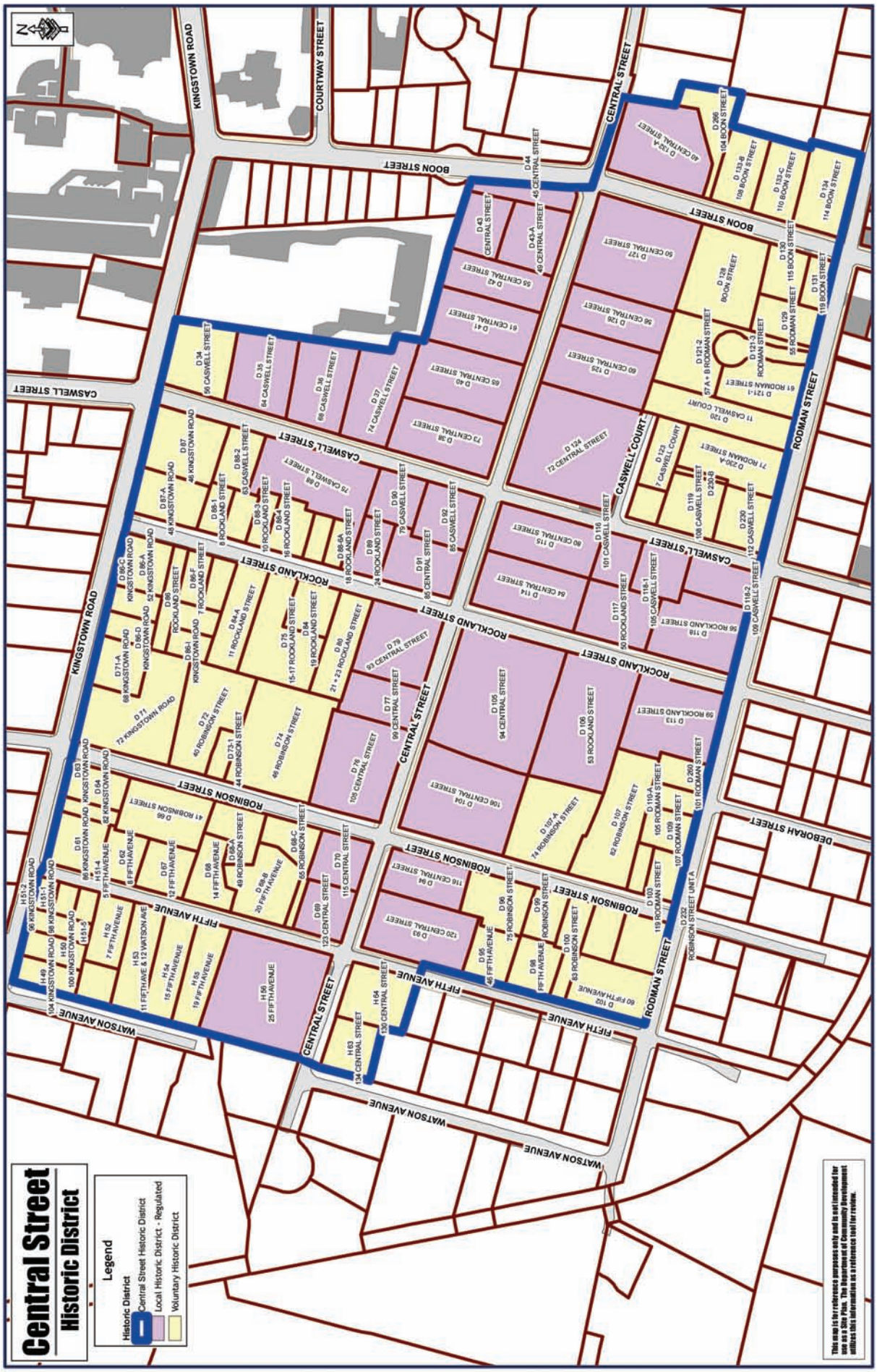
In enacting historical area zoning, the community seeks to assist and guide property owners on saving Narragansett's heritage for the future benefit of all residents. Essentially any alterations and repairs should accurately represent the historic qualities and character-defining historical features of the buildings, structures, and landscape features of the districts.

Original documentation, such as old photographs and plans, should be used as guidance for restoration work whenever possible. Where these are not available, interpretations of similar design elements that were built or designed for buildings in the area may be considered. New uses, additions, and new construction within the districts should fit in, rather than stand out and appear incongruous.

The standards and guidelines should be consulted by historic district property owners as they contemplate work to be done on their buildings and structures. These are common sense guidance for the rehabilitation of historic buildings and their settings to ensure building longevity and sustainability.

The standards and guidelines presented here are best preservation practices which the NHDC promotes in its review capacity in deliberating on whether or nor to grant a Certificate of Appropriateness for proposed work. For ease of understanding, the standards and guidelines are divided by "appropriate" and "not-appropriate."


The Towers
Historic District
Legend
Historic District
The Towers Historic District
Local Historic District - Regulated
Voluntary Historic District
N
C R5
5 OCEAN ROAD
C 457
15 MEMORIAL SQUARE
C 456
OCEAN ROAD
OCEAN ROAD
MEMORIAL SQUARE
KINGSTOWN ROAD
MATHEWSON STREET
C 453-A
MEMORIAL SQUARE
C 453
35 OCEAN ROAD
C 454-1
C 454
40 OCEAN ROAD
COURTWAY STREET
D 53
41 OCEAN ROAD
D 50
14 MATHEWSON STREET
OCEAN ROAD
D 51
18 MATHEWSON STREET
D 235
16 MATHEWSON STREET
D 54
51 OCEAN ROAD
D 58
20 MATHEWSON STREET
D 56
15 TAYLOR STREET
D 57
19 TAYLOR STREET
D 55
7 TAYLOR STREET
D 59
22 MATHEWSON STREET
D 55-1
61 OCEAN ROAD
TAYLOR STREET
TAYLOR STREET
This map is for reference purposes only and is not intended for use as a Site Plan. The Department of Community Development utilizes this information as a reference tool for review.


Central Street
Historic District
Legend
Historic District
Central Street Historic District
Local Historic District - Regulated
Voluntary Historic District
This map is for reference purposes only and is not intended for use as a Site Plan. The Department of Community Development utilizes this information as a reference tool for review.
KINGSTOWN ROAD
COURTWAY STREET
BOON STREET
CENTRAL STREET
CASWELL STREET
CASWELL COURT
RODMAN STREET
ROCKLAND STREET
ROBINSON STREET
FIFTH AVENUE
WATSON AVENUE
DEBORAH STREET

Earles Court
Historic District
Legend
Historic District
Earles Court Historic District
Voluntary Historic District
WALNUT STREET
NOBLE STREET
GIBSON AVENUE
LAWRENCE DRIVE
E 120-4
37 EARLES COURT
E 120-3
35 EARLES COURT
E 120-4A
EARLES COURT
E 120-2
45 EARLES COURT
E 120-5
WESTMORELAND STREET
E 120-1
47 EARLES COURT
E 118-2
48 WESTMORELAND STREET
E 118-1
51 EARLES COURT
E 117-3
WESTMORELAND STREET
E 117-1
61 EARLES COURT
E 116-A
50 GIBSON AVENUE
E 116-B
67 EARLES COURT
E 127
36 EARLES COURT
E 126
46 EARLES COURT
E 126-1
48 EARLES COURT
E 122
EARLES COURT
E 125
50 EARLES COURT
E 124-3
EARLES COURT
E 124-2
EARLES COURT
E 124-1
EARLES COURT
E 109
41 GIBSON AVENUE
E 110
51 GIBSON AVENUE
E 111
84 WESTMORELAND STREET
E 115
65 GIBSON AVENUE
E 114
63 GIBSON AVENUE
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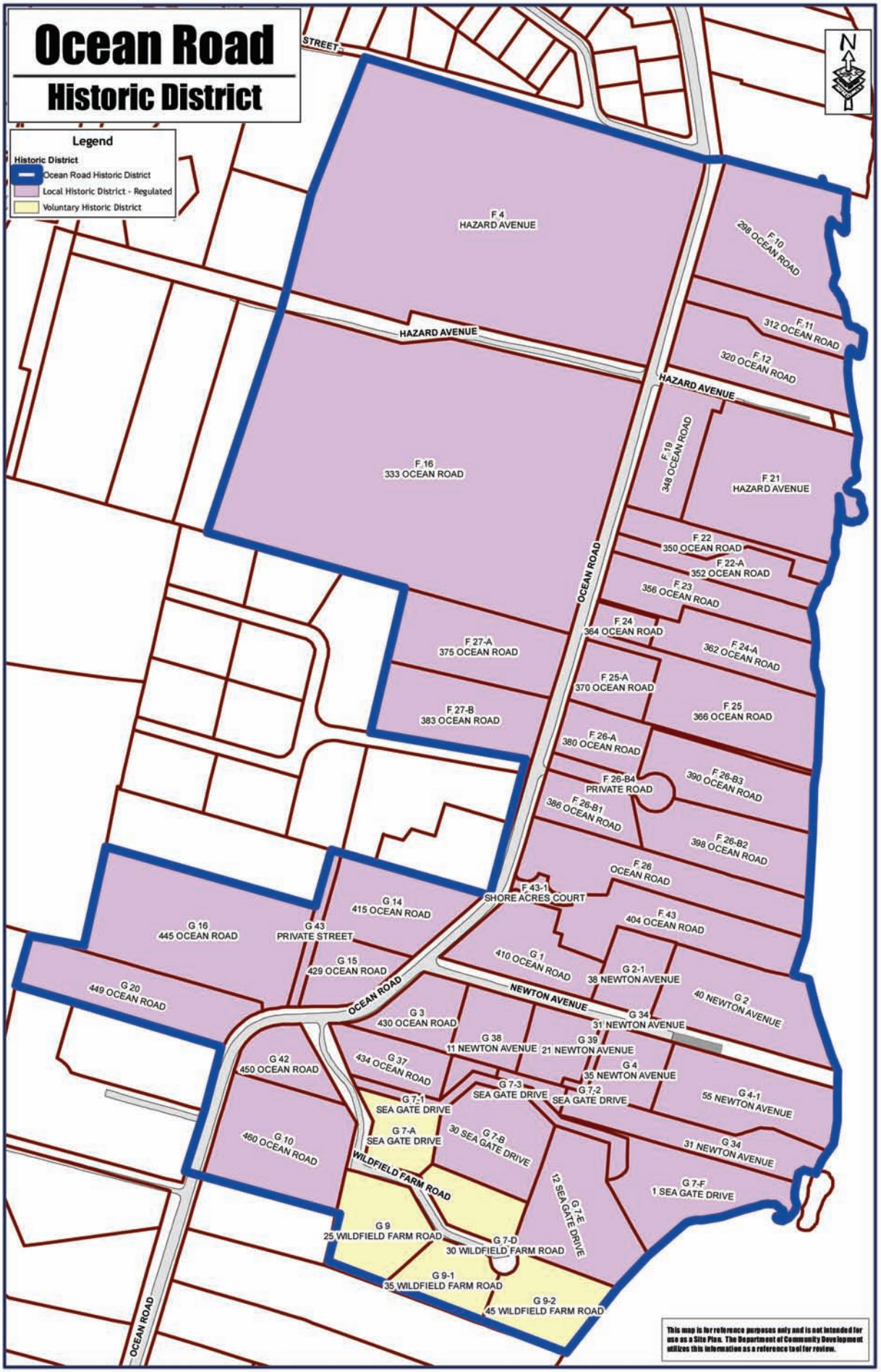

Ocean Road
Historic District
Legend
Historic District
Ocean Road Historic District
Local Historic District - Regulated
Voluntary Historic District
N
STREET
F 4
HAZARD AVENUE
F 10
298 OCEAN ROAD
F 11
312 OCEAN ROAD
F 12
320 OCEAN ROAD
HAZARD AVENUE
HAZARD AVENUE
F 16
333 OCEAN ROAD
F 19
348 OCEAN ROAD
F 21
HAZARD AVENUE
F 22
350 OCEAN ROAD
F 22-A
352 OCEAN ROAD
F 23
356 OCEAN ROAD
OCEAN ROAD
F 24
364 OCEAN ROAD
F 24-A
362 OCEAN ROAD
F 27-A
375 OCEAN ROAD
F 25-A
370 OCEAN ROAD
F 25
366 OCEAN ROAD
F 27-B
383 OCEAN ROAD
F 26-A
380 OCEAN ROAD
F 26-B3
390 OCEAN ROAD
F 26-B4
PRIVATE ROAD
F 26-B1
386 OCEAN ROAD
F 26-B2
398 OCEAN ROAD
F 26
OCEAN ROAD
F 43-1
SHORE ACRES COURT
F 43
404 OCEAN ROAD
G 14
415 OCEAN ROAD
G 16
445 OCEAN ROAD
G 43
PRIVATE STREET
G 15
429 OCEAN ROAD
G 1
410 OCEAN ROAD
G 2-1
38 NEWTON AVENUE
G 2
40 NEWTON AVENUE
G 20
449 OCEAN ROAD
OCEAN ROAD
NEWTON AVENUE
G 34
31 NEWTON AVENUE
G 3
430 OCEAN ROAD
G 38
11 NEWTON AVENUE
G 39
21 NEWTON AVENUE
G 42
450 OCEAN ROAD
G 37
434 OCEAN ROAD
G 4
35 NEWTON AVENUE
G 7-3
SEA GATE DRIVE
G 7-2
SEA GATE DRIVE
G 4-1
55 NEWTON AVENUE
G 7-1
SEA GATE DRIVE
G 7-A
SEA GATE DRIVE
G 7-B
30 SEA GATE DRIVE
G 34
31 NEWTON AVENUE
G 10
460 OCEAN ROAD
WILDFIELD FARM ROAD
G 7-E
12 SEA GATE DRIVE
G 7-F
1 SEA GATE DRIVE
G 9
25 WILDFIELD FARM ROAD
G 7-D
30 WILDFIELD FARM ROAD
G 9-1
35 WILDFIELD FARM ROAD
G 9-2
45 WILDFIELD FARM ROAD
OCEAN ROAD
This map is for reference purposes only and is not intended for use as a Site Plan. The Department of Community Development utilizes this information as a reference tool for review.

YOUR PROJECT: ESTABLISHING A SENSITIVE APPROACH

The primary objective of any rehabilitation plan for contributing structures within Narragansett's historic districts should be the preservation of important or "character-defining" architectural features and materials of the building, and provision for a safe and sustainable contemporary use.

When contemplation a project, follow Narragansett's Historic Preservation Standards and Guidelines:

- **Respect** the original historical design character of the building and its setting. Don't try to make the building appear older (or younger) in architectural style than it really is. Above all, the genuine (authentic) heritage of Narragansett should be expressed; not an imagined history.
- **Research** the building to determine which elements are essential to its character. Preserve features in your work plan.
- **Retain** and provide protection and maintenance of historic features that survive in generally good condition.
- **Repair** historic materials and features that are deteriorated.
- **Replace** historic materials and features with new materials in-kind where deterioration is so extensive that repair is not possible.
- Follow the detailed Guidelines on pages 13-28 in this booklet, which are based upon the Secretary of Interior's *Standards and Guidelines for Rehabilitating Historic Buildings*. 36 CFR 671 as amended. (The *Standards* are provided herein on page 29)

A project plan may also include strategies (see also Guideline Sections 4 and 5) for:

- **Reuse** of buildings and associated alterations to the exterior of the historic building to sustain the reuse and adapt with sensitivity.
- **Reversible** additions for new rooms or spaces to the exterior of the historic building provided character-defining features are not lost or compromised.

CONSIDER EXPEDITED REVIEW
Whenever a project plan proposes work which essentially retains, maintains, or replaces in-kind severely deteriorated building materials and architectural features, and meets the NHDC's standards and guidelines, the project may receive an administrative expedited review for a Certificate of Appropriateness. This fast-track approach is encouraged by the Town of Narragansett and the NHDC.

SCHEDULE A PRE-APPLICATION MEETING
with the Department of Community Development to review your ideas.

COMPLETE AND SUBMIT AN APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS (COA) with the Department of Community Development.

PROPERTIES IN VOLUNTARY DISTRICTS
can take advantage of an advisory opinion from the NHDC, provided an application form and the necessary supporting documents are submitted.

Certificate of Appropriateness

Please post this card on the property so that it is visible from the street.

Narragansett Historic District Commission
Department of Community Development
Town of Narragansett, Fifth Avenue
Narragansett, RI 02882
401-782-0632 • www.narragansettri.gov

Property Owner:_____

Property Address:_____Plat/Lot:_____

Historic District:_____NHDC Application Number:_____

Scope of Work:

The Narragansett Historic District Commission hereby certifies, pursuant to RIGL Ch. 45-24, 1-10, 1998 (as amended), and Chapter 731, Section 5 (Historic Districts) of the Code of Ordinances of the Town of Narragansett, Rhode Island, as amended, that the work described herein has been Approved. Any conditions of Approval are noted below:

Conditions of Approval:

Note: All work shall be carried out as shown on the approved plans and specifications on file with the NHDC. This certificate along with any drawings, plans, and specifications stamped approved by the NHDC must be presented to the Town of Narragansett Building and Zoning Official to obtain a building permit. Any changes to the approved project and any additional work not specifically approved herein must be reviewed and approved by the NHDC prior to construction. This certificate is valid from one year from the date of issue.

Signature of NHDC Chair or Staff_____**Date of Issue**_____

APPROPRIATE

Section 1:

GENERAL GUIDELINES FOR THE REHABILITATION OF CONTRIBUTING STRUCTURES IN NARRAGANSETT'S HISTORIC DISTRICTS

These guidelines, #1-#22, apply to the rehabilitation of all contributing structures and appurtenances in Narragansett's four historic districts. Note: there are several specific guidelines for buildings in the Ocean Road Historic District which face the ocean and are visible from public access on the shoreline.

BEWARE CHANGE IN USE:

1 New uses that require the least change to existing structures are encouraged.

2 Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

PRESERVE CHARACTER-DEFINING FEATURES:

3
- a. Avoid removing or altering any historic material or significant architectural features.
- b. Original character-defining materials and details that contribute to the historic significance of the building or structure should be preserved whenever feasible.
- c. Rehabilitation work should not destroy the distinguishing character of the building and its setting.
- d. Examples of historically significant architectural features are building cladding materials (decorative wood shingles, wooden clapboards), wooden doors, doorways and porches; wooden window frames, sash, and window trim; masonry walls and features, eave brackets, gable barge boards, and decorative railings and trim, as well as brick and stone chimneys. Other significant elements may be the overall building form, roof shape, and building materials and finish.

PROTECT AND MAINTAIN EXISTING HISTORIC STYLISTIC ELEMENTS:

4 Protection includes the maintenance of historic material through treatments such as weather-proofing, caulking, and re-painting.

5 Use non-abrasive or "soft" procedures for cleaning, refinishing, and repairing historic materials.

Second Empire: 1860-1880
Mansard roofs, cornice brackets

Narragansett's Victorian architectural styles

Stick Style: 1870-1885
Frame expressed, Gothic lines

NOT APPROPRIATE

Section 1:

CHANGE IN USE:

1 Planning a new use for a historic building and its setting which will require significant changes to the existing structures and setting to accommodate the new use and thereby requiring extensive modifications to historic character-defining elements.

2 Failing to provide a compatible use for the building that will require only minimal alteration to the building and its site.

CHARACTER-DEFINING FEATURES:

3
- a. Removing or altering historic materials and/or significant architectural features.
- b, Removing original materials and details that contribute to the historic significance of the structure.
- c, Rehabilitation work that destroys the distinguishing character-defining features of the property or its setting.

HISTORIC STYLISTIC ELEMENTS:

4 Failing to protect and maintain historic material through treatments such as weather-proofing, caulking, and repainting.

5 Using abrasive procedures for cleaning, refinishing, and repairing historic materials which erode and destroy protective surface layers.

Shingle Style: 1880-1890
Wrapped in shingles, high gable roofs, assymetrical

Colonial Revival: 1890-1940 Gambrel roofs, Palladian windows, symmetrical

APPROPRIATE

MINIMIZE INTERVENTION, REPAIR RATHER THAN REPLACE:

6 Deteriorated architectural features should be repaired rather than replaced, wherever possible.

7 Patch, piece-in, splice, consolidate, or otherwise repair the existing exterior material, using recognized preservation methods, whenever possible.

INCLUDE THE REPLACEMENT OF MISSING PORTIONS OF AN ARCHITECTURAL FEATURE IN REPAIR ACTIVITIES.

8 Match the original material when feasible. A substitute material is acceptable if the form and design of the substitute conveys the visual appearance of the original. Composite materials may be acceptable provided they match the original in surface texture and dimension.

9 When disassembly of a historic element is necessary for its rehabilitation, or when a historical feature needs to be moved to be saved, repaired, or rebuilt, use methods that minimize damage to the original materials.

10 Always devise methods of replacing the disassembled materials in their original configuration.

11 Replacement of missing architectural features should be based upon historical documentation to produce accurate duplications of the original style and character.

12 In the event replacement is necessary, the new material should match historical material being replaced in design, texture, and other visual qualities.

NOT APPROPRIATE

INTERVENTION

6 Replacing slightly deteriorated architectural features rather than repairing them.

7 Failing to patch, piece-in, splice, consolidate, or otherwise repair the existing exterior material, using recognized preservation methods, whenever possible, and removing and replacing with new materials.

REPAIR ACTIVITIES, REPLACEMENT OF MISSING PORTIONS

8 In replacing missing portions, failing to match, on close inspection, the look and feel of the original material. A substitute material is not appropriate if the form and design of the substitute does not convey the visual appearance of the original. Vinyl and aluminum siding are not appropriate because they do not convey the same surface texture and dimensional character as the stone and brick masonry, wooden shingle, and clapboard materials found in the districts.

9 When disassembly of an historic element is necessary for its rehabilitation, failing to use methods that minimize damage to the original materials.

10 Failing to plan carefully for the placement of disassembled materials back into their original configuration.

11 Failing to use historical documentation to create accurate duplications of missing original features.

12 Failing to match historical material being replaced with new materials that match in design, texture, and other visual qualities.

APPROPRIATE

13 In replacing newer, non-historical materials that have been substituted for original material, the design of the replacement work and materials should be substantiated by physical and/or pictorial evidence of original materials, whenever feasible.

14 Use building materials similar to those employed historically where feasible, although hard to maintain architectural features on upper floors may be reproduced in approved durable PVC and composite materials.

15 If alternate synthetic and/or composite materials must be used (such as as PVC, or composite), the materials (clapboard or shingle) should be applied as individual components (not as sheets) in the traditional method and they should match the original in appearance as closely as is possible,including texture, profile, pattern, and weather surface.

16 Where reconstruction of an element is impossible because of a lack of historical evidence, then a new design that relates to the building in general size, scale, and material may be considered. Use design elements that reflect the building's style for replacement of features where insufficient documentation exists to reconstruct accurately original design details.

EXISTING ALTERATIONS MAY BE IMPORTANT TO RETAIN:

17 a. Preserve older alterations that have achieved historical significance.

b. Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its surrounding neighborhood. These changes may have developed significance in their own right.

c. An example of such an alteration may be a porch, a kitchen ell, turret, or bay window that was added to the original building early in its history.

d. More recent alterations that are not historically significant may be removed.

ADDRESS SERVICE AREAS AND MECHANICAL EQUIPMENT:

18 Screen service equipment and trash containers from **public** view.

19 a. The visual impact of mechanical and electrical equipment including, but not limited to telecommunications devices, satellite dishes, should be minimized. These devices may be better located on the ground, in screened locations.

b. Satellite dish use is strongly discouraged in visible areas. If a dish must be placed in view, it should be screened with fencing and or plantings. If roof placement is needed, the dish must be located on a rear section of roof.

NOT APPROPRIATE

13 Failing to substantiate replacement materials with physical and/or pictorial evidence of the original materials.

14 Failing to use materials similar to those employed historically.

15 If alternate synthetic and/or composite materials must be used (such as PVC, or composite), applying the materials (clapboard or shingle) in large sheets rather than as individual components in the traditional manner, thereby causing the new material to not convey (on close inspection) the same visual appearance as the replaced historical materials.

16 Where insufficient documentation exists to reconstruct accurately original design details, creating a new design for a missing feature that does not relate to the building in general size, scale, and material; and not using design elements that reflect the building's style for the replacement of features.

EXISTING ALTERATIONS:

17 Failing to respect and preserve older alterations that have achieved historic significance in their own right. Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its neighborhood.

SERVICE AREAS AND EQUIPMENT:

18 Failing to screen service areas, infrastructural equipment, and trash containers from public view.

19 Roof locations for mechanical and electrical equipment including wind generators and solar panels are generally not appropriate unless they can be screened from view.

Not appropriate
roof-mounted mechanicals

APPROPRIATE

ADDRESS ACCESSORY OR AUXILIARY BUILDINGS:

20 Historic accessory buildings can contribute to the overall character of the principal building. Their orientation, design, scale, materials, and architectural details should be preserved. If repairs are necessary, they should be made in-kind, using the same materials or materials that are very similar to the originals.

21 Accessory buildings that have deteriorated beyond repair, should be replaced with a design and materials that are compatible with the principle structure in siting, scale, and fenestration.

22 Proposed changes to non-significant structures should likewise be compatible with the character of the property and the Historic District.

Section 2:

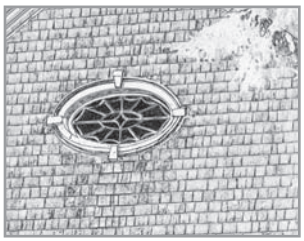
GUIDELINES FOR SPECIFIC REHABILITATION WORK

These guidelines apply to the rehabilitation of structures and appurtenances in the Historic Districts in addition to the general guidelines, #1-#22.

WOOD SIDING:

23 Use materials for repairs similar to that employed historically, where feasible.

24 Using modern replacement siding treatments is discouraged, unless used on secondary building facades not visible from a public way or the shoreline. If synthetic siding is used, it should match the original material in appearance as closely as possible. Choose siding that most closely matches the shape, size, profile, and texture of wood siding. PVC and composite materials may be approved as appropriate provided they convey the same physical appearance in texture, surface, and dimensional qualities as the historic building materials they replace and they are used for areas prone to water damage or adverse weathering. Any new siding should match the original dimension and reveal.



NOT APPROPRIATE

ACCESSORY OR AUXILIARY BUILDINGS:

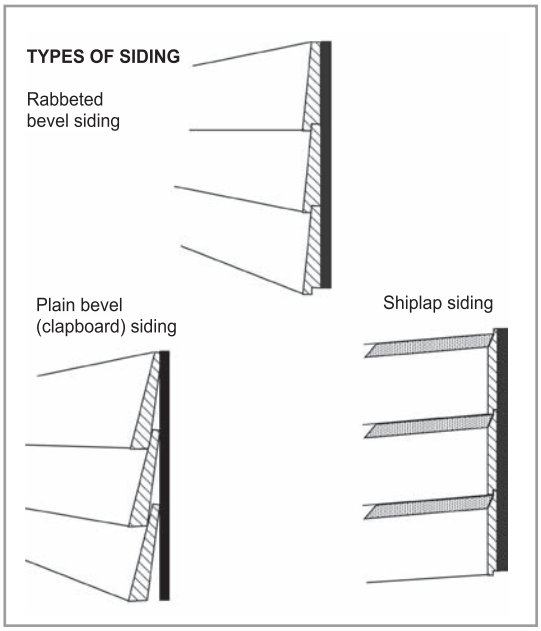
20 Failing to recognize that historic accessory buildings can contribute to the overall character of the principal structure.

Section 2:

WOOD SIDING:

23 Failing to use materials similar to those employed historically where feasible.

24 Using modern wood siding replacement treatments such as PVC and composite, unless used on secondary building facades not visible from a public way. Using new siding which does not match the original dimension and reveal is not appropriate. Cement board products, and vinyl and aluminum siding are not appropriate due to either their untested durability, inability to convey an appropriate appearance, or installation problems.



APPROPRIATE

MASONRY:

25 Clean masonry only when necessary to halt deterioration or remove heavy soiling.

26 Remove damaged or deteriorated paint or surface treatments only to the next sound layer using the gentlest method possible (such as hand scraping) prior to applying a new surface treatment.

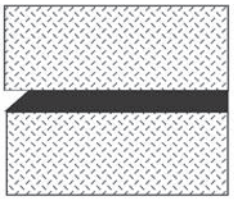
27 Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp or damaged walls or loose stucco veneer work.

28 Remove deteriorated mortar between "soft" masonry (brick, etc.) by carefully hand-raking the joints to avoid damaging the surrounding masonry.

29 Duplicate old mortar in strength, composition, color, texture, and reveal.

30 Apply new, non-historic, surface treatments to repel water or moisture intrusion only after repointing and only if other masonry repairs have failed to arrest the problem.

1)



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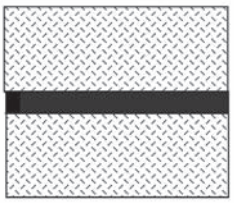

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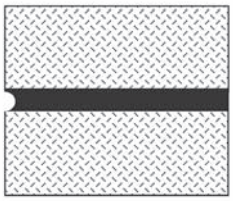

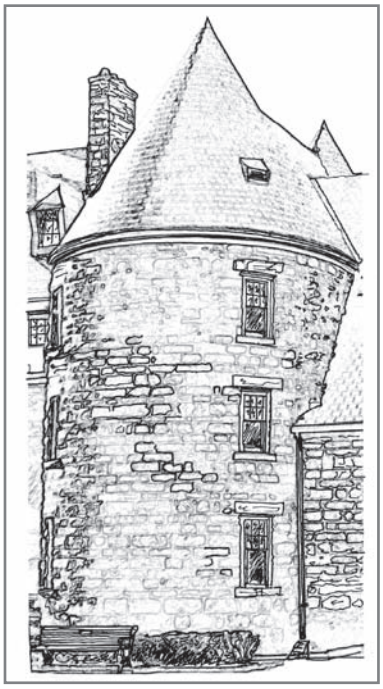

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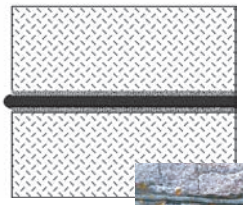


MORTAR JOINTS

1) Struck with drip

2) Flush

3) Tooled

4) Beaded (raised)

NOT APPROPRIATE

MASONRY:

25 Cleaning masonry surfaces when they are not heavily soiled, thus subjecting surfaces unnecessarily to moisture or chemicals which can damage such surfaces.

26 Using methods of removing surface treatments (paint) such as sand-blasting, the application of chemical strippers and the like, which are destructive to masonry surfaces and mortar joints. Sandblasting brick or stone surfaces using dry or wet grit or other abrasives is generally not appropriate.

27 Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance. Using an all over "scrub" coating technique to repoint rather than traditional repointing methods is not appropriate.

28 Using mechanical saws and hammers (that can damage surrounding soft masonry work) to remove deteriorated mortar, rather than hand tools.

29 Changing the width and profile of historic mortar joints when repointing.

30 Applying water-proofing or water-repellent coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Such coatings may actually accelerate deterioration if the underlying problems are not corrected and they may change the historical appearance of the building.

Rough-surfaced masonry provides architectural character

APPROPRIATE

WOOD TRIM AND ORNAMENT:

31 Maintain historic trim and ornament. Provide proper moisture control and drainage so that water is not allowed to stand in flat, horizontal surfaces, or accumulate on or in decorative features.

32 Preserve existing trim and wooden architectural features such as (but not limited to) porch columns, balustrades, roof brackets, doorway enframements, window brackets and hoods, shutters, cupolas, and roof finials in place where they survive. Replace only if severely deteriorated with in-kind materials. PVC and composite materials may be appropriate for duplication and replacement if the feature is on an upper floor or roof, difficult to maintain, and severely deteriorated.

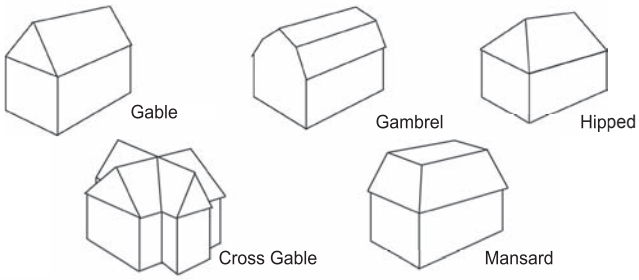
33 Where original trim is missing, replace missing elements with designs to match the original. Use original proportions for trim designs. As in #32 duplication of missing trim and ornament in materials such as PVC and composites may be considered, if the element is on an upper floor or roof, or subject to repeated water and moisture intrusion.

ROOFS:

34 Preserve roofs at their original pitch and configuration.

35 Preserve the character of original roofing materials. New composite materials may be used as appropriate. In general, 3-tab asphalt shingles are appropriate as replacement in-kind for existing asphalt shingled roofs, now commonly found in Narragansett's historic districts.

TYPES OF SLOPED ROOFS



Simple Colonial roof

Complex Victorian roof

NOT APPROPRIATE

WOOD TRIM AND ORNAMENT:

31 Failing to maintain and repair historic trim and ornament. Failing to identify, evaluate, and treat the cause of wood deterioration such as (but not limited to) faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, overgrown plantings too close to the building trapping moisture, or insect or fungus infestation.

32 Failing to preserve existing trim and features, or replacing with unlike materials and design.

33 Where original trim is missing, replacing missing elements with designs that do not match the original or are based upon inappropriate design motives for the building's architectural style, giving a false historical appearance.

ROOFS:

34 Changing the pitch of historic roofs. Removing a major portion of the roof or roofing material that is repairable, then reconstructing the roof with new material in order to create a more uniform, or "improved" appearance.

35 a. Reconfiguring a roof by adding new features such as dormer windows, vents, set-in balconies, skylights, widows walks, and cupolas in such a way that historic character-defining qualities are lost and the historic character is diminished.

b. Reconstructing the roof, or re-roofing without providing for adequate ventilation.

Not appropriate roof decks and set-in roof balcony (left)

APPROPRIATE

WINDOWS:

36 Retain, and maintain historic windows, if at all possible. These are usually built of far better materials (including wood) than today's replacement windows, and actually provide a better pay back (when repaired, weather stripped, and provided with storm windows) than replacement windows, largely due to the fact that with storms, historic wooden windows provide nearly the same insulating value, and replacement windows, regardless of product manufacturer, are very expensive to purchase and install.

37 If storm windows are used, they should not obscure original window proportions. Wooden storm windows hung on the exterior are preferred. Triple-track wood or aluminum storm windows are usually acceptable because they provide adequate insulation, help owners retain original window sash and casing, and are easily reversible. New replacement storm windows may be added to the interior or the exterior to provide weather-proofing and insulation matching that obtained by double glazing or insulated window units, provided they are sufficiently ventilated to prevent moisture build on the inside. Fabric storm panels may be approved provided they are hung rather than roll-up.

38 Where replacement of severely deteriorated windows is warranted, replacement with replicated wooden sash matching the original single-glazed sash is the preferred treatment. This will not require costly removal of the original window casings or storm windows. Replacement in-kind of the window sash with new wooden or clad-wooden sash and rehabbed jams is preferred over replacement of the entire window unit. This alternative retains the original window opening, casing, and exterior trim. Likewise window inserts, which do not entail removal or significant alteration of the original window casing, are preferred over whole window replacement units.

39 Where entire replacement of window casing and window sash is proven by the applicant to be warranted due to extreme weathering and subsequent severe deterioration of the historic window sash, jams, sills, and casings, or if replacement of non-historic windows in place on the building is desired, such replacement window units may be appropriate if the historic dimensional character is replicated, including the window trim; sash dimensions, glass size; muntin bar width, reveal, and exterior putty bevel; and rail and style dimensions. Of importance also is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and rake of the window sill.

40 Aluminum-clad, vinyl-clad or composite window replacements may be appropriate provided they meet as closely as possible the above dimensional requirements. True divided lights with integral muntin bars are preferred to simulated configurations. Manufactured double-glazed windows with applied (or simulated) muntin bars and spacers may be appropriate if the dimensional characteristics match closely the historic configurations and dimensions, and there is an exterior putty edge profile on the muntin bars, the spacer bar is a dark non-reflective material, and the jams are a dark color. A detailed evaluation of the state of deterioration of the historic windows along with detailed product information must be provided to the NHDC for an evaluation of the appropriateness of such a request.

NOT APPROPRIATE

WINDOWS:

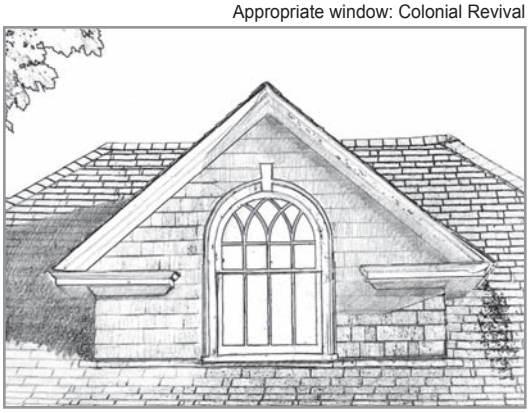
36 Changing the dimension of historic window openings, muntin bar and window glazing configurations and proportions. Replacing windows with manufactured windows of vinyl, aluminum or composite materials when repair of the historic windows is feasible is not appropriate.

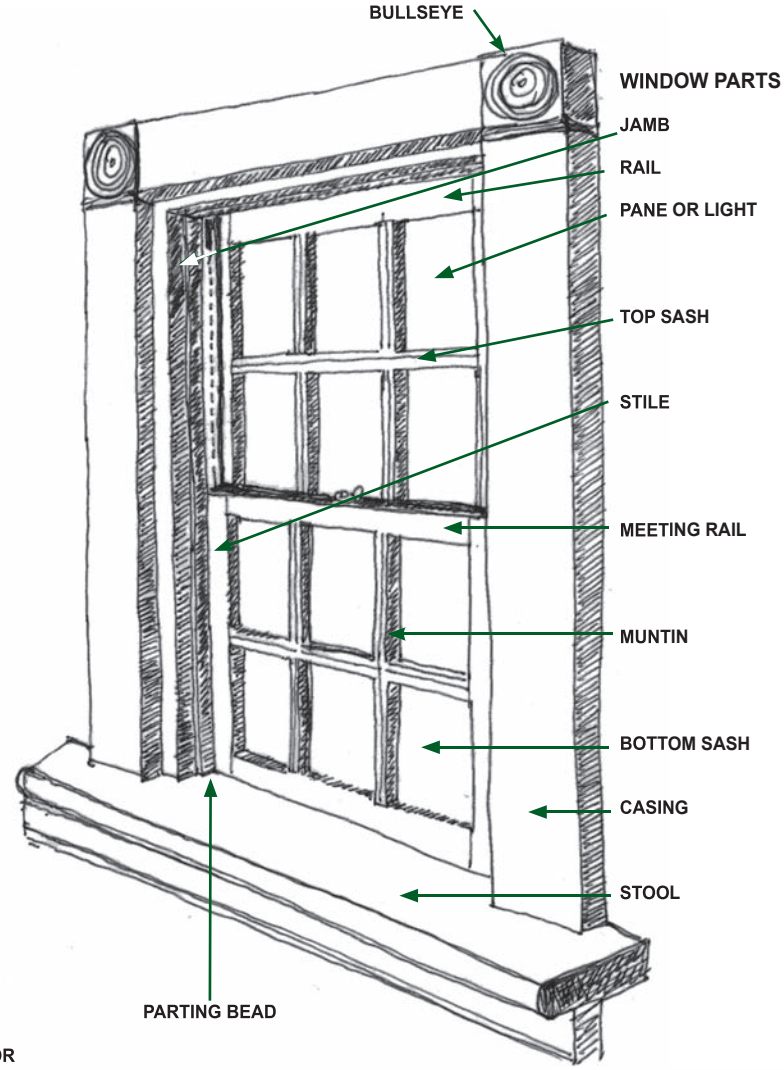
37 Installing new storm windows which obscure historic window glazing proportions, including roll-up metal storm shutters.

38 Installing new manufactured replacement windows which do not match the dimensional qualities of the original or historic windows they replace. The qualities to match include the window trim, glass size, muntin bar width and reveal, rail, meeting rail, and style dimensions. Of importance also is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and character of the window sill. Manufactured windows which have fake snap-in muntin grills or flat metal or vinyl muntin grills laminated between glazing are not appropriate because they do not convey the appearance of historical true divided light, muntin bar, and glazing configurations.

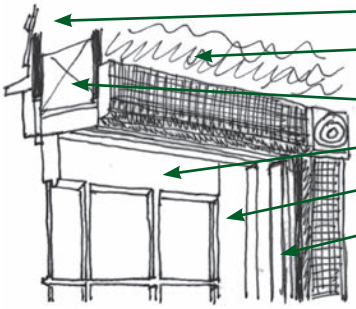
WINDOWS

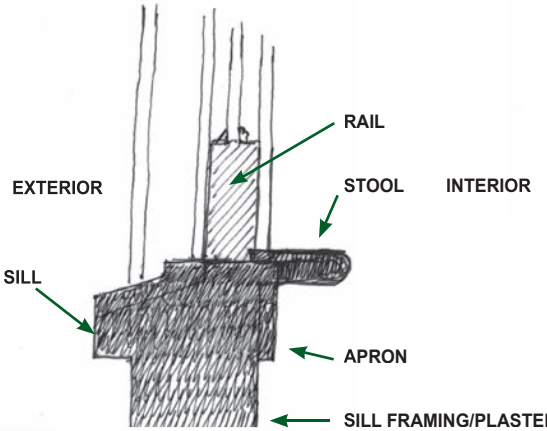
Appropriate window: Colonial Revival

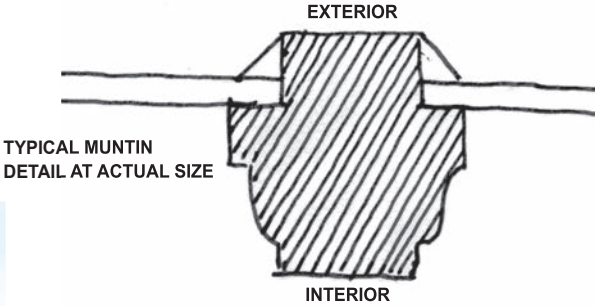


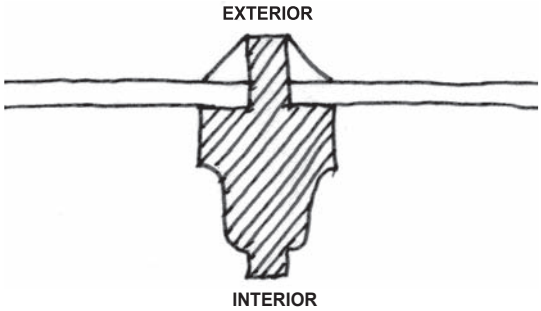


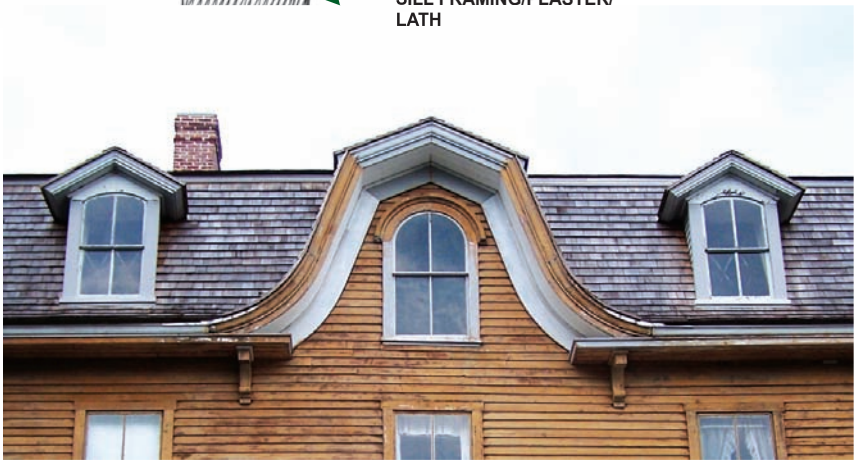
DOUBLE-HUNG WINDOW PARTS











APPROPRIATE

ENTRANCES:

41 Maintain the historic character of the building entrance(s).

42 Preserve historic porches where they exist for entryways or otherwise.

43 Original doors contributing to the historical character should be preserved. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of synthetic materials.

Colonial

Victorian

Colonial Revival

PORCHES:

44 Historic porches are character-defining in Narragansett and every effort should be made to preserve them. They should not be enclosed unless the applicant has a compelling justification. Otherwise deteriorated porches should be retained, repaired, or restored to their historical appearance whenever possible, including porch posts and balustrades. Building-code required balustrade alterations should be accomplished with the least change possible. Rail height may be increased with a horizontal pole.

45 Where enclosure of a historic porch is warranted, porch decks, balustrades, post or column supports, brackets, and other features should be retained with the enclosure constructed largely of glass or screen panels mounted behind these features in the traditional method of constructing a porch enclosure. The new enclosure walls of wood and glass, and/or screens should be removable and reversible, allowing the original porch details to be preserved, including the original exterior wall and fenestration of the building.

NOT APPROPRIATE

ENTRANCES:

41 Failing to maintain the historic character of the building entrance.

42 Removing or in-filling historic entry porches.

43 Removing and replacing original entry doors and door enframements that are in good condition and contribute to the historic character. Replacement doors, if required, should visually match the historic doors in design, dimension, and material.

PORCHES:

44 Historic porches are character-defining in Narragansett and every effort should be made to preserve them. They should not be enclosed unless the applicant has a compelling justification. Replacement of a porch with an open deck would not be appropriate, although ground floor decks may be appropriate on back or side of house locations not visible from a public way. In the Ocean Road Historic District such decks would not be appropriate for the ocean side, however, as these facades are visible from the shoreline. Projecting open upper floor decks supported on posts or brackets would have an incongruous appearance and are not appropriate on any elevation.

45 Removing or concealing decorative porch features in a porch enclosure such as historic porch decking, balustrades, post or column supports, brackets, and other features. Enclosing a porch with solid walls and louvered windows, picture windows, or sliders is not appropriate.

APPROPRIATE

Section 3:

GUIDELINES FOR APPROPRIATE SITE DESIGN
(throughout districts)

SETBACKS:

46 Maintain the pattern, placement, orientation and alignment of existing historic buildings established by the traditional setbacks from the street or ocean front, wherever possible.

ENTRANCE ORIENTATION:

47 Maintain the traditional placement or location of site entrances and exits, including driveway alignments and historic pavement surfaces.

FENCES:

48 a. Maintain traditional fence lines where they existed, wherever possible.

b. Preserve historic fences in their original location, including hedges, masonry walls and their features, and masonry gate posts and gates.

PAVING:

49 a. Where historic paving materials exist in the area, consider using similar materials for new paving.

b. Preserve historic paving materials in their original location. Where repair or replacement is warranted due to safety concerns or to advanced deterioration or wear, repair or replace with in-kind materials to retain the historical appearance.

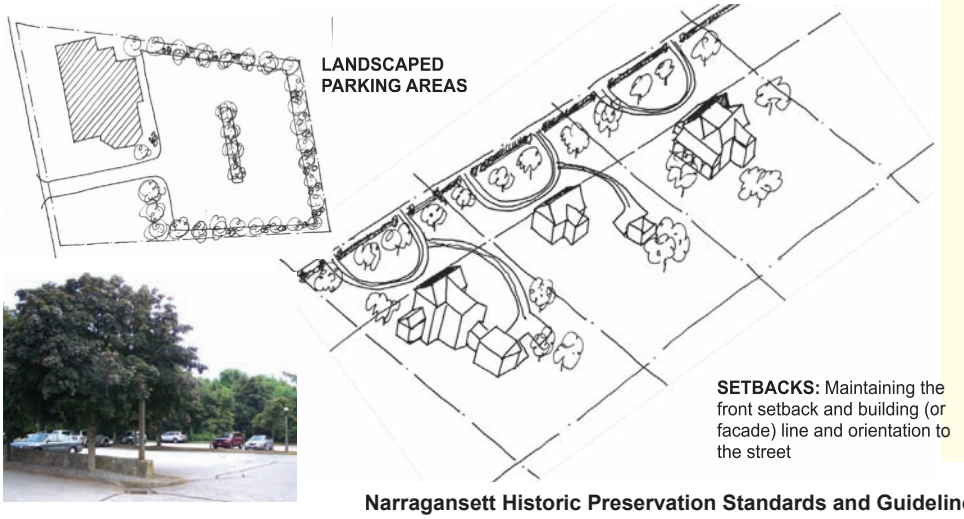
PARKING AREAS:

50 a. Plan for new larger parking areas to be sub-divided into small components so that the visual impact of large paved areas is reduced.

b. Provide planting buffers at the edges of the parking areas.

c. Also include islands of planting in the interior of parking areas.

d. Side or rear locations are preferred for additional parking areas. Ocean fronts are considered front yards in this case for these guidelines.



SETBACKS: Maintaining the front setback and building (or facade) line and orientation to the street

NOT APPROPRIATE

Section 3:

SETBACKS:

46 Staggering the pattern, placement, orientation and alignment of new in-fill construction so that the traditional setback established by the existing historic buildings is interrupted or broken.

ENTRANCE ORIENTATION:

47 Altering or erasing the traditional placement or location of site entrances and exits, including driveway alignments, so that the traditional visual character of the streetscape is diminished, and removing historic pavement surfaces or replacing such materials with new materials which do not convey the same historical appearance.

FENCES:

48 a. Relocating fence lines from where they once existed so that the lot orientation and visual dimension is confused or erased.

b Not retaining historic fences in their original location, including hedges, masonry walls and their features, and masonry gate posts and gates.

PAVING:

49 a. Introducing new materials to replace historic paving materials which do not convey the same or similar visual characteristics as the historical materials.

b. Removing historic paving materials due to advanced deterioration or safety concerns without replacement in-kind or with new materials that convey the same visual character.

PARKING AREAS:

50 Creating large open parking areas when the need for additional parking requires, rather than adding broken-up and smaller component parking areas and landscaping so that the visual impact of large paved areas is reduced.

APPROPRIATE

HISTORIC LANDSCAPE FEATURES

51 Historic landscape features, such as, but not limited to stone walls, gates, paving, terraces, arbors, pergolas, fountains, pavilions, specimen trees, hedges, and other appurtenances should be retained, repaired, and preserved whenever possible.

52 For land development projects and the subdivision or development of large estates and properties, particularly in the Ocean Road Historic District, consider conservation land development, creative land development strategies, and flexible zoning or dimensional regulations to allow for the preservation of landscape features. In such cases the historic buildings of the estate may be set aside on their own parcels, with new buildings located unobtrusively nearby with the appearance of support or service buildings (e.g., carriage houses, barns, guest houses, stables, etc.) or in more remote or hidden areas as separate estate houses.

Section 4:

GUIDELINES FOR APPROPRIATE ADDITIONS TO "CONTRIBUTING" STRUCTURES (Contributing defined as having been built on or prior to December 31, 1949):

These guidelines apply for additions to contributing structures in the "Historic District" in addition to guidelines, #46-#52

RELATIONSHIP TO MAIN BUILDING:

53 a. Additions to existing buildings should be compatible with the size, scale, fenestration, material finish, and character of the main building and its setting.

b. Additions include porches and bay windows, as well as entire wings or rooms.

c. Additions of new wings or sections of building should be smaller and secondary to the main sections of the building. They may have a stepped-down roof, lower ridge line, and/or be separated from the main section by a building hyphen.

d. Additions shall convey a similar architectural appearance to the main section of the building, but be differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as a change from clapboard to shingle.

e. Additions shall not give a historical appearance unless they are designed as replacements for lost historical features based upon adequate historical documentation and are therefore considered as reconstructions or restorations.

NOT APPROPRIATE

HISTORIC LANDSCAPE FEATURES

51 Removing and not retaining or repairing historic landscape features, such as, but not limited to, stone walls, gates paving, terraces, arbors, pergolas, fountains, pavilions, specimen trees, and other appurtenances so that the historic landscape is destroyed and lost, and the setting for the historic architecture compromised.

Section 4:

RELATIONSHIP TO MAIN BUILDING:

53 a. Additions to existing buildings which are not compatible with the size, scale, color, material finish, and character of the historical (main) building and its environment.

b. Additions which do not convey a similar architectural appearance to the main section of the building, or are not differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as from clapboard to shingle.

c. Additions that give a false historical appearance, unless they are designed as replacements for lost historical features based upon historical documentation guiding the design.

APPROPRIATE

ORIGINAL HISTORICAL DESIGN CHARACTER:

54 Wherever possible, new additions or alterations to buildings should not obscure or confuse the essential form and character of the original building.

55 a. Avoid new additions or alterations that would hinder the ability to interpret the design character of the historical period of the district.

b. The main building form should always be more important in character visually than the addition.

LOCATION:

56 a. When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area.

b. Site additions set back from the main building facade so they will not alter the historic rhythm of building fronts in the area. Additions should always appear as secondary elements. This can be achieved by using building hyphens, step backs, and roof step downs.

57 a. Locate additions so they will not obscure or damage significant ornament or detail.

b. Place additions to the side or rear portions of the building which are not readily visible from a public way.

c. Plan new dormers on the rear or side portions of a roof, rather than on the front.

d. Avoid impacts to special moldings, decorative windows or dormers.

MATERIALS:

58 Use building materials that are compatible with the original building.

NOT APPROPRIATE

HISTORICAL DESIGN CHARACTER:

54 New additions or alterations to buildings that confuse the essential form and character of the original building.

55 a. New additions or alterations that hinder the ability to interpret the design character of the historic period of the district.

b. The addition that visually appears more important than the original main building form is not appropriate.

c. Alterations that seek to imply an earlier period than that of the building are inappropriate.

d. Alterations that seek to imply an inaccurate or out-of-proportion variation on the historic style are also inappropriate.

LOCATION:

56 Failing to maintain the pattern created by the repetition of building facades in the area by building an addition that conflicts with the established pattern.

57 Additions which, through their placement or attachment to historic materials and forms, obscure or damage ornament and architectural detail.

MATERIALS:

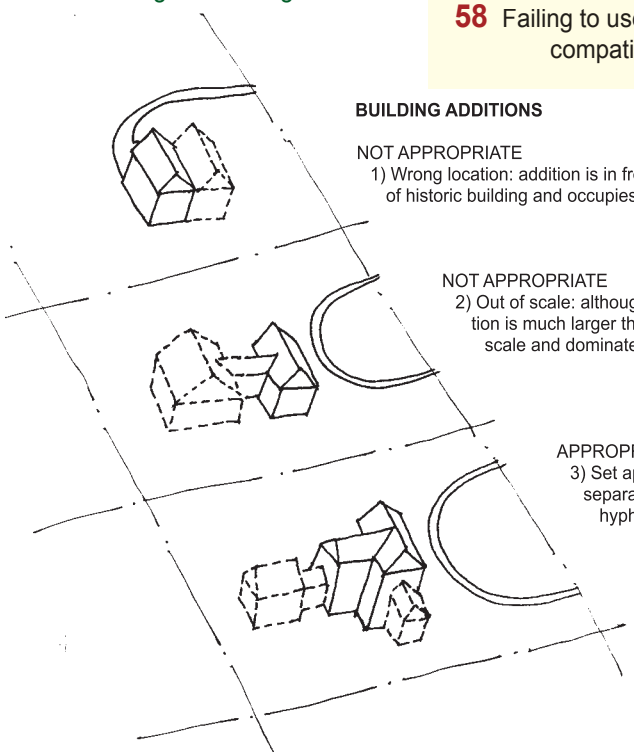
58 Failing to use building materials that are compatible with the original building.

DORMER ADDITIONS

1) Appropriate scale and rhythm

2) Not appropriate, out of scale

3) Not appropriate, overwhelming scale, incongruous form



BUILDING ADDITIONS

NOT APPROPRIATE
1) Wrong location: addition is in front of original, blocking view of historic building and occupies the front yard setback

NOT APPROPRIATE
2) Out of scale: although set part and in rear, addition is much larger than the original house, out of scale and dominates the site.

APPROPRIATE
3) Set apart: small additions separated from house with a hyphen.

APPROPRIATE

Section 5:

GUIDELINES FOR NEW BUILDING CONSTRUCTION IN HISTORIC DISTRICTS

59 In general, new buildings should be harmonious in form, material, siting and scale with the established district character and should not present a false historical appearance. A reconstruction of a historical building once located on the site, based upon accurate documentation may be appropriate. In addition to the general site design guidelines, Section 3. the following guidelines apply to all new building construction in the Historic Districts.

BUILDING ORIENTATION:

60 Align the façade of the new building with the established setbacks and building rhythm for the area.

BUILDING FORM AND SCALE:

61 a. New buildings should appear similar in height, mass, scale, and fenestration with historic structures in the area.

b. Where new building facades will be wider than those found traditionally, subdivide the surface into portions similar in scale to historic facades by varying set-backs, roof forms, and materials.

62 Use building forms that match those used historically.

63 Use roof forms that visually match those used historically, including massing and pitch.

MATERIALS:

64 a. Use building materials that are similar to those employed historically in the area for all major surfaces. Wood clapboards and shingles are encouraged.

b. Materials for roofs should be similar in appearance to those used historically, although asphalt shingles are appropriate.

c. New materials, such as PVC, composite, or similar products (other than vinyl and aluminum) may be used if their finished appearances are similar to those of the historic building materials. Vinyl, and aluminum siding and trim materials do not convey the same historic appearance as the surrounding buildings and the wooden context of the districts and therefore are not appropriate.

d. Use finishes similar to others in the district.

NEW CONSTRUCTION
Appropriate, in scale, compatible style, orientation

NOT APPROPRIATE

Section 5:

BUILDING ORIENTATION:

60 Failing to align the façade of the new building with the established setbacks and building rhythm for the area.

BUILDING FORM AND SCALE:

61 a. New buildings that do not appear similar in height, mass, and scale with historic structures in the area or are otherwise incongruous with the historical context are not appropriate.

b. Creating new building facades that are visually wider than those found traditionally, and failing to subdivide the surface into portions similar in scale to historic facades by varying set-backs, roof forms, and materials to diminish the impact.

62 Using building forms that do not match those used historically.

63 Using roof forms that visually conflict with and do not match those used historically, including massing and pitch.

MATERIALS:

64 a. Using building materials that are dissimilar to those employed historically for all major surfaces.

b. Using materials for roofs that do not convey the same visual character or appearance as those materials used historically, although use of simple 3-tab asphalt is an exception to this as it is widely used in the districts.

c. Failing to use material finishes similar to others in the district.

APPROPRIATE

ENTRANCES:

65 a. Orient the main and secondary entrances of the building in a manner similar to established patterns in the district.

b. Porches are typical of the district and similar elements should be used to define entrances to new buildings.

c. Conceal garage doors, and parking areas in front of garage doors from view from the street (in Central Street, Earle's Court, and the Towers historic districts.) However, garages, stables, and gate lodges were located on Ocean Road within that historic district. New garages in the Ocean Road district should be set back from the roadway for safety.

d. If ADA access is required by means of a ramp, consider evaluating the entrance area to raise the surface level naturally, reduce ramp length, and minimize railings. Changes to door widths and other alterations to character-defining features should be kept to a minimum. Ramp systems should be as unobtrusive as possible given site constraints.

WINDOWS:

66 Use of window types, sizes and proportions similar to the historic window designs in the districts is encouraged.

NOTE: If the new construction includes an addition to an existing building, also see Guidelines Section 4 and Section 7.

NOT APPROPRIATE

ENTRANCES:

65 Failing to orient the main and secondary entrances of the building in a manner similar to established patterns in the district, including the use of entry porches as character-defining elements.

WINDOWS:

66 Using window types, sizes and proportions that are dissimilar to the historic window designs in the districts.

RAMPS
Left—Appropriate,ramp created by grading

Top—Appropriate, ramp on side, railing blends with building, regrading minimizes length

Section 6:

DEMOLITION

67 The demolition of historic buildings or portions thereof diminishes the built environment and creates unnecessary waste. Demolition of historic buildings is usually not an appropriate option for a project and should be avoided whenever possible.

68 Alternative options to building demolition which the NHDC and owner must explore include locating a buyer who might have an alternative use for the building or relocating the building to another site, through dismantling or moving. If all efforts have failed, and demolition is unavoidable due to years of neglect and complete structural failure, every effort should be made to mitigate the loss. Buildings of particular significance should be carefully photographed and documented prior to demolition. Special architectural features and ornamentation can be saved and incorporated into the design of the replacement structure.

DEMOLITION OF A NON-CONTRIBUTING STRUCTURE (non-contributing defined as being constructed on or after January 1, 1950):

69 Demolition or relocation of a non-contributing building or structure, or a portion of a non-contributing building or structure may not have a substantial adverse effect on the historical or architectural significance of the historic district. In the case of such structures proposed for demolition, a site plan for the property must be presented to the NHDC for approval prior to demolition. No structure, regardless of age, will be approved for demolition without having a plan for proposed site improvements and a timetable for completion. Site improvements will fall under the guidelines for new building construction. (Section 5)

DEMOLITION OF A CONTRIBUTING STRUCTURE (contributing defined as a historic resource having been constructed on or prior to December 31, 1949):

70 The demolition of a historic resource, including significant outbuildings or appurtenances, must meet one of the following criteria:

a. the proposed replacement structure is more appropriate and compatible with the historic character of the district than the building proposed for demolition, or

b. the structure poses an imminent threat to public health or safety.

71 All demolition applications must present plans for the use of the site after demolition, including plans for any new building or structure on the site. The NHDC will review the plans using the guidelines for new construction (Section 5).

72 All demolition applications should provide a comparison between the cost of rehabilitating the current historic resource and the cost of demolition and the subsequent improvements to the site.

73 An application to demolish a structure that poses an imminent threat to public health and/or safety must be accompanied by a report from the Town Building Official and photographs depicting the current condition of the building. A structural engineer's report may also be required as well as a comprehensive onsite building inspection by the NHDC.

74 The demolition or relocation of a non-contributing addition to a portion of a main contributing building or structure, or of a non-contributing building or structure secondary to the main contributing building or structure, (or standing alone), may not have a substantial effect on the historical, architectural, or archaeological significance of the historic district in which it is located.

DEMOLITION FOR A REPLACEMENT PROJECT OF SPECIAL PUBLIC MERIT:

75 Demolition or relocation of a contributing or noncontributing building or structure in a historic district which would have a substantial adverse effect on the aesthetic, historic, architectural, or archaeological significance of the historic district may be allowed if a replacement project is of special public merit. For a replacement project to be of special public merit, it must meet the following criteria:

a. It must have significant benefits to the Town of Narragansett or the community by virtue of social or other benefits having a high priority for the community and,

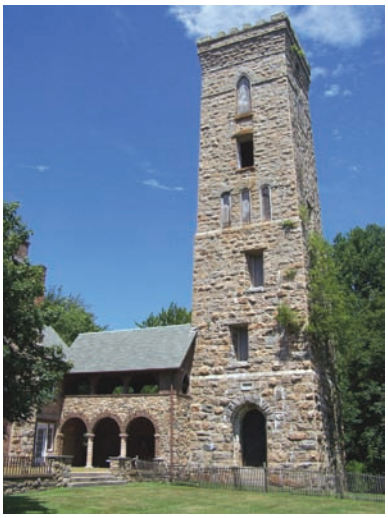
b. It must clearly serve the public interest to a greater extent than the retention of the present building(s).

DEMOLITION BY NEGLECT:

Neglect of historic buildings is hazardous and detrimental to the individual property and the surrounding area and/or district. Because property owners are legally responsible for providing ordinary maintenance and repair, demolition by neglect should be avoided.

The term "Demolition by Neglect" refers to the gradual deterioration of a building when routine or major maintenance is not performed. The types of deficiencies identified as "Demolition by Neglect" include any structural deficiency or a deficiency in a building part, which if left unrepaired, could lead to deterioration of the building's structural frame and potential failure or collapse. A building is also identified as "Demolition by Neglect" if it is open to entry by vandals or vagrants.

76 The owner of a historic contributing building or structure within a historic district should comply with all applicable codes, laws, and regulations governing the maintenance of property. It is the intent of this section to preserve from deliberate or inadvertent neglect the exterior features of buildings and structures designated as contributing or significant, and the interior portions thereof when such maintenance is necessary to prevent deterioration and decay of the exterior. All such buildings or structures should be preserved against such decay and deterioration, and free from structural defects through prompt corrections of any of the following:



a. Building features which may fall and injure persons or property;

b. Deteriorated or inadequate foundations, defective or deteriorating supports, deteriorated walls or other vertical structural supports;

c. Members of roofs, roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;

d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;

e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; or

f. Deterioration of the building which renders it not properly watertight or structurally unsafe.

77 The process by which a building or structure is officially cited for Demolition by Neglect involves three steps. They are as follows:

a. Initial identification of such properties may be made by a NHDC member, staff inspection of the neighborhood, or by referral from someone in the area.

b. The report of the building with photos is presented to the NHDC at their public meeting.

c. If the NHDC determines the property qualifies for Demolition by Neglect, the NHDC may petition the Narragansett Town Council to follow through with notification to the property owner and code enforcement procedures to protect the building.

Section 7

GUIDELINES FOR THE ALTERATION OF "NON-CONTRIBUTING" BUILDINGS OR STRUCTURES

("non-contributing" defined as being constructed on or after January 1, 1950):

78 Non-contributing buildings and structures (or appurtenances) should not be altered in any manner that renders them less compatible or congruent with any aspects of such buildings, structures, or appurtenances, and the surrounding historic district which the NHDC has determined to be of historical and architectural significance. Projects should follow standards and guidelines #46-#66 for site design, additions, and new building construction.

APPENDIX A – ZONING AND LAND USE CODE
ARTICLE XV. SIGNIFICANT BUILDINGS AND DISTRICTS

Sec. 1. Statement of purpose and definitions.

(a) The purpose of the article is to preserve, protect and enhance buildings and areas which represent or reflect distinctive and important elements of the city's architectural, archaeological, cultural, social, economic, ethnic and political history; to safeguard the city's historic and cultural heritage; to provide procedures for local review of changes to significant structures and for new construction, reconstruction, building alteration, and demolition within designated historic districts; and to provide demolition delay provisions for designated historic, contributing and other important buildings and structures. The appropriate sections of this article shall apply to all properties, both municipally-owned or acquired properties, as well as privately-owned properties, as listed under Sections 6, 7, 8, 9 and 10 of this article.

(b) Definitions. As used in this article:

Altered means changed, modified, rebuilt, removed, demolished, restored, razed, moved, or reconstructed.

Appropriate means not incongruous with those aspects of a building or place within a district which the Board determines to be of historical value.

Archeological resource means any remains of the prior presence of humans including (without limitation) structures, artifacts, terrain features, graphics (such as paintings or drawings), or remains of plants or animals associated with human habitation.

Archeological site means the geographical location of any archaeological resource.

Board means the Historic Preservation Review Board as enabled by and described in this article and any amendments and/or additions thereto.

Building means anything that is the result of having been built by humans including (without limitation) any combination of materials forming a shelter for animals or persons and/or their activities or property, fences, signs, walks, terraces, landscaping, walls, driveways, and parking yards, and anything comprehended by the word "structure."

Built means any activity wherein the results of the combining and/or manipulation of materials are positioned or repositioned on the land, and includes (without limitation) the words altered, erected, constructed, installed, moved, and enlarged.

Certificate of appropriateness means a written certification, pursuant to a duly passed resolution of the Board, that a proposed activity within a district involving a building being built or altered or a place being altered or built upon is appropriate, and may include conditions, qualifications, and/or provisos specified by the Board to be adhered to in order for the certificate to be valid.

Contributing structure means a building or structure within a designated historic district that contributes to the historic significance of the district. Designated contributing structures are listed in Section 6 of this article.

Exterior architectural features means that portion of the exterior of a building that is visible from a public street, place or way or would be so visible but for the interpositioning of flora and/or other buildings, including (without limitation) the architectural style and general arrangement and setting thereof, the kind, finish and/or texture of exterior building materials, whether installed originally or as a replacement for or as a change in or substitution for existing materials (as by replacing a clear finish with a colored finish, or replacing a stained or natural finish with paint, or replacing wood with brick, or sandblasting or otherwise re-facing an existing material), the visible inherent and substantially permanent color of materials used (e.g., brick, mortar, roofing, flashing, etc.), and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures. Specifically excluded from this definition is the color of any substantially nonpermanent exterior finish, such as paint, that is applied to some underlying, substantially permanent material.

Historic district or district means a delineated geographical area that includes one (1) or more buildings and/or places of historical value, and may include other buildings, structures and/or places that, though not of historical value themselves, may be or become the site of anything being built that may be deemed not to be appropriate with regard to any of the rest of the district.

Historic landmark means any building of historic value.

Historic site means any parcel of land which is of historic value, or upon which is positioned any historic landmark.

Historic value (as to a building or place) means any building or place that is associated with, that is the situs of, that is indicative of, or that leads to an understanding of, the history of or a period or style of architecture of, the municipality, the state, or the nation, or their lands or inhabitants, or events concerning them, including (without limitation) cultural, political, economic, military, social, sociological, or other significant events, historical personages, a great idea or ideal, archeological resources, architectural types or specimens, including (without limitation) vernacular structures that are valuable for the study of a period, style, or method of building construction, of community organization and living, or of landscaping, or with a notable structure or site representing the work of an outstanding builder, designer, architect, or landscaper, or any site listed or eligible for listing in the National Register of Historic Places or as a National Historic Landmark.

Incongruous means incompatible with, at variance with, lacking propriety or suitability or having inconsistent or inharmonious aspects with respect to, or resulting in the destruction or modification of anything that the Board has determined to be of historic value to an extent that is material.

To "issue" (e.g., a decision or an order) means to hand deliver, or to post by first class mail, postage prepaid.

Other important buildings and structures means those buildings and structures that have been designated as contributing structures or complexes within the Lewiston Mill System District as developed by Christopher Closs; and those "buildings of major importance" and "buildings of importance", as designated in the Lewiston Historic Preservation Plan"s "Preservation Index" (1995) as developed by Russell Wright, and adopted as part of the Comprehensive Plan of the City of Lewiston (1997).

Place means any geographical location that is of historical value, and includes (without limitation) any historic site or archaeological site.
Public street, place or way means any portion of any building, structure, street, place, way, park, or body of water that is legally accessible by any member of the general public at will.

Significant structures and districts means structures and districts that have been designated by the City of Lewiston as significant with respect to historic preservation. Designated historic structures and districts are listed in Section 6 of this article.
(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

Sec. 2. Historic Preservation Review Board.

(a) *Creation*. There shall be a Historic Preservation Review Board consisting of seven (7) members, each of whom shall be a qualified voter of the city and who shall be appointed by the mayor. All members should have knowledge and experience in the architectural, archaeological, cultural, social, economic, ethnic or political history of Lewiston. The terms of office of members of the Board shall be for three (3) years. There shall be, in addition to the seven (7) members of the Board, two (2) associate members of the Board, each of whom shall be a qualified voter of the City of Lewiston, appointed by the mayor. The term of office of associate members shall be for three (3) years. When designated by the chairman to do so, an associate member shall serve in the place of a member who is absent, disqualified or otherwise unable to participate.
(b) *Compensation.* Each member of the Board shall serve without compensation.
(c) *Duties.* The Board shall carry out those duties assigned to it by this article.
(d) *Organization and rules.*

(1) A quorum necessary to conduct an official meeting of the Board shall consist of at least four (4) members.
(2) The Board shall annually elect a chairman and other officers deemed necessary from its membership, and a secretary, who need not be a member. All seven (7) members enjoy the same rights and privileges, regardless of any office that they may hold.
(3) The chairman shall call meetings of the Board, as required. The chairman shall also call meetings of the Board when requested to do so by a majority of the members, the mayor or the City Council.
(4) The secretary shall maintain a permanent record of all Board meetings and all correspondence of the Board. The secretary shall be responsible for maintaining those records that are required as part of the various proceedings that may be brought before the Board. All records maintained or prepared by the secretary are deemed public and may be inspected at reasonable times.

(5) The concurring vote of at least four (4) members is required to constitute an action on any matter.
(6) Any member of the Historic Preservation Review Board of the city who is deemed to have a direct or indirect interest or conflict, whether pecuniary or by bias, on any matter that has come before the Board shall make full disclosure of his interest prior to any action being taken on said matter. Any member who has made such a disclosure shall then refrain from any negotiations and voting, and from otherwise attempting to influence a decision in which he has an interest.
(7) The Board may adopt statements of policy, along with its rules of procedure, consistent with the Charter and any applicable ordinance, to enable it to perform its function.
(8) The Board may elect non-voting, advisory or student members to assist the board in its duties and functions.
(9) In addition to other provisions for amending the Board's rules of procedure, any rule adopted by the Board relating to the conduct of any hearing may be waived by the chairman, upon good cause shown.
(10) When reviewing applications for certificates of appropriateness, or when making any recommendation concerning historic preservation, the Board shall utilize, along with other resources, the Lewiston Historic Preservation Design Manual (1999), and the Lewiston Downtown Development District Preservation Plan (1997).

(e) *Administration.* The planning and code enforcement department shall be responsible to provide for the administration of the affairs of the Board.

(Ord. No. 90-16, 1-11-91; Ord. No. 94-3, 5-5-94; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 06-13, 10-19-06)

Sec. 3. Designation of structures and districts for preservation and conservation.

(a) Significant structures and districts, except for districts established at the time of passage of this article, shall be designated in accordance with this section. All such designations may be initiated by written notification of the Historic Preservation Review Board by:

(1) Reference from the City Council;
(2) A petition signed by ten (10) or more residents of the City of Lewiston, eighteen (18) years of age or older;
(3) The Planning Board;
(4) The Lewiston Historic Commission;
(5) Maine Historic Preservation Commission; or
(6) The Historic Preservation Review Board, at its own initiation.

(b) Any application for the designation of structures and districts for historic preservation shall be in writing and shall include the following:

(1) *Designation of structures for preservation and conservation.*

a. A concise description of the physical elements, qualities, architectural style and period represented by the structure, including a consideration of scale, materials, workmanship and spacial qualities;

b. A concise statement of how the structure meets the review criteria;
c. Exterior photographs of the structure, illustrating significant details.

(2) *Designation of districts for preservation and conservation.*

a. A concise statement of the physical elements that make this area a historic district and a description of building types and architectural styles and periods represented;
b. A concise statement of how the district meets the review criteria;
c. A justification of the boundaries of the district;
d. A definition of the types of structures that do not contribute to the significance of the district and an estimate of the percentage of noncontributing structures;
e. A map showing all district structures with the identification of contributing structures.

(c) The Historic Preservation Review Board shall hold a public hearing on any written application.

(1) The public hearing shall be held within thirty (30) days of receipt of the application.
(2) The Board shall make its report and recommendation, including the identification of contributing structures, when applicable, to the City Council within thirty (30) days after the public hearing has been closed. Failure of the Board to issue its report constitutes a denial of the designation of the proposed historic structure or district.
(3) The Board shall require to be given proper notice of the public hearing to all applicants and to all owners of property within a proposed district.

a. Failure of any petitioner to receive such notice of such public hearing shall not necessitate another hearing, shall not constitute grounds for objections by such petitioner and shall not invalidate any recommendation by the Board on such matter.
b. Notice must be served a reasonable time in advance of the meeting, which will be construed to mean at least seven (7) days before the date of such meeting. Notice shall be by any method of personal service or substituted personal service authorized by the ordinances of the City of Lewiston and the laws of the State of Maine.

(d) The City Council, upon receipt of the Historic Preservation Review Board's recommendation, may designate structures or districts for historic preservation. Contributing structures within such districts shall be identified. Due consideration shall be given to the written views of owners of affected property and the City Council shall hold public hearings on any proposed structure or district for historic preservation designation.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05)

Sec. 4. Standards for designation of structures and districts as significant.

In considerin/0g applications for designating structures or districts as significant, the Board shall be guided by the following criteria. In making a recommendation to the City Council for the

designation of a structure or district, the Board shall make specific findings with respect to how the application conforms to these standards.

(a) *Historic importance.* The structure, district or site:

(1) Has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation;
(2) Is the site of a historic event with an effect upon society;
(3) Is identified with a person or group of persons who had some influence on society; or
(4) Exemplifies the cultural, political, economic, social or historic heritage of the community;

(b) *Architectural importance.* The structure or district:

(1) Portrays the environment of a group of people in an area of history characterized by a distinctive architectural style;
(2) Embodies those distinguishing characteristics of an architectural type specimen;
(3) Is the work of an architect or master builder whose individual work has influenced the development of the city; or
(4) Contains elements of architectural design, detail, materials, or craftsmanship that represent a significant innovation.

(c) *Geographic importance.* The structure or district:

(1) Because of being part of, or related to, a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif; or
(2) Due to its unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood, community or city.

(d) *Archeological importance.* The site has yielded or may be likely to yield, information important in prehistory or history.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05)

Sec. 5. Certificates of appropriateness.

(a) *Purpose.* The Historic Preservation Review Board shall protect designated historic structures and districts as listed in Section 6 of this article by the issuance of certificates of appropriateness.

(b) *Exclusive authority of Board.* A certificate of appropriateness may only be issued by the Historic Preservation Review Board.

(c) *When required.* A certificate of appropriateness is required for any of the following activities:

(1) Any change in the exterior appearance, including signage, of a designated historic structure or contributing structure within a designated historic district, as listed;
(2) New construction of a principal or accessory building or structure, where such building or structure will be located within a designated historic district, as listed;

(3) Demolition or removal of a designated historic structure or contributing structure within a designated historic district, as listed;
(4) Any change in siding materials, roofing materials, exterior door and window sash, and integral exterior decorative elements, including, but not limited to, cornices, brackets, windows, architraves, doorway pediments, railings, balusters, columns, cupolas, cresting, and roof decorations of a designated historic structure or contributing structure within a designated historic district, as listed.

(d) *Application procedure.* An application for a certificate of appropriateness shall be submitted in writing to the director of planning and code enforcement. The director of planning and code enforcement shall date the application and transmit it to the chairman of the Historic Preservation Review Board. The Board shall consider each application and, within thirty (30) days of the date of submittal, hold a hearing and approve or deny the application. Upon mutual written consent of the Board and the applicant, the review period may be extended. Failure to take action on the application at the end of the review period shall constitute denial of the application.

(e) *Application contents.* The application shall state the location, use and nature of the matter for which such certificate is sought and shall include the following information:

(1) The applicant's name, address and interest in the property;
(2) The owner's name and address, if different from the applicant's;
(3) The present use of the property;
(4) A brief description of the work for which the certificate of appropriateness is required;
(5) A drawing or drawings to scale indicating the design and location of any proposed alteration or new construction for which the certificate is required;
(6) Photographs of the building and of adjacent buildings; and
(7) A site plan showing the structure in context and indicating improvements affecting appearance, such as walls, walks, terraces, accessory buildings, signs and other elements.

(f) *Review criteria.* In considering applications for certificates of appropriateness and for demolition or removal of designated historic and contributing buildings or structures, and important portions and features thereof, the Board must find that the criteria listed below have been met. In all instances, the burden of proof shall be on the applicant and the proof shall include the production of evidence sufficient to warrant a finding by the Board that all the following applicable criteria have been met:

(1) *Significant areas and districts.* The Historic Preservation Review Board shall consider the degree to which the project, within itself and in relation to other existing significant structures or proposed development, produces a functionally efficient and visually coherent grouping of buildings and spaces. The aim is to enhance the ability of the general public to locate, use, and enjoy designated significant districts and areas. This includes the degree to which the design:

a. Produces buildings that are well related visually in terms of light, air, height, shadow, spacing, bulk, and scale;

b. Locates portals, service loading areas, automobile access points, street furniture, interior building floor layouts, exterior public activity locations, and similar features in a manner that maximizes the efficient use of these facilities by the general public and the occupants of the private space:
c. Locates building masses and related architectural features in such a manner as to enhance the ability of the general public to find their way into and around the building and open spaces;
d. Integrates the architectural forms and the open spaces around them so as to enhance the quality of the pedestrian environment, including such factors as sunlight, weather protection, noise and air quality, seating arrangement, landscaping, street furniture, and artistic embellishments; and
e. Contains other attributes that improve the functional and visual enjoyment of the project.

(2) *Significant structures and buildings.* The Historic Preservation Review Board shall utilize "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" in evaluating modifications to significant structures and designated historic structures:

a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale,

and architectural features to protect the historic integrity of the property and its environment.

j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(3) *New construction within significant districts.* The Historic Preservation Review Board shall utilize the following criteria in evaluating applications for the construction of new buildings within designated historic districts:

a. Mass. The height of principal building or structure, its bulk; the nature of its roofline, and the proportions of the new construction will be of the same scale and proportion as the existing significant structures;
b. The location, size and proportions of openings in the facade, primarily windows and doors, of new construction will be consistent in proportion and rhythm with openings in the facade of existing significant structures;
c. The massing and type of roof (flat, gabled, hip, gambrel, mansard) of the new construction shall complement the massing and type of roof of existing significant structures;
d. Nature of building materials and texture shall exhibit the characteristics of texture, composition and reflectivity of adjacent significant structures and buildings; and
e. Mechanical equipment or other utility hardware on the roof, ground or buildings will be screened from public view with materials harmonious with the building, or they will be so located not to be visible from public ways.

(4) *Demolition or removal of designated historic structure, contributing structures, or important portions and features thereof.* Applicants applying for the demolition or removal of designated historic or contributing buildings, or important portions and features thereof (see Section 4(a) through (d) of this article for standards to determine the importance of building features), shall clearly demonstrate that their application meets one (1) or more of the following demolition or removal criteria before the Board will approve the application for demolition or removal;

a. The physical condition of the building makes the continued upkeep of the building, or important portions or features thereof, uneconomical; or
b. The building or structure, or important portions and features thereof has been determined by the director of planning and code enforcement to represent an immediate hazard to the public health or safety, which hazard can not be abated by reasonable measures.
The demolition or removal of designated significant or contributing structures shall also be subject to the demolition delay provisions in Section 5(f)(5) and 6 below, unless otherwise exempted in Section 5(f)7 and 8. In addition, the Board must find that the reuse of the site will be compatible with the character of the district, and proposed buildings or structures will comply with the criteria in Section 5(f)(3) of this article.

(5) *Demolition delay.* The purpose of this section is to afford the city, Historic Preservation Review Board, the Lewiston Historic Commission, other preservation

organizations and others interested in preservation the opportunity to acquire or arrange for the preservation of historic buildings and structures, or important portions and features thereof or the proper removal of historic artifacts, or the proper recordation of the building, structure and/or site. Before the issuance of a certificate of appropriateness or a demolition permit, a delay period of ninety (90) days shall apply to any building or structure and portions thereof that is:

a. Designated historically significant or listed as contributing within an existing historic district as listed in Section 6 of this article;
b. Listed on the National Register of Historic Places, but not designated significant locally as listed in Section 7 of this article;
c. Within the proposed Lewiston Mill System District, as developed by Christopher Closs, as listed in Section 8 of this article; or
d. "Buildings of major importance" and "buildings of importance", as designated in the Lewiston Historic Preservation Plan's "Preservation Index" (1995) developed by Russell Wright, Architect and adopted as part of the Comprehensive Plan for the City of Lewiston (1997) as listed in Section 8 of this article.
For the purpose of this section, buildings or structures, or important portions and features thereof referred to under c. and d. above shall be referred to as "other important buildings and structures."

(6) *Demolition delay procedures.* In the event an application to demolish a building or structure, or important portions and features thereof that is designated historically significant pursuant to Section 6 of this article meets the criteria set forth in Section 5(f)(4), and the applicant receives permission from the Board to demolish or remove the building or structure or portions thereof, the issuance of a certificate of appropriateness shall be delayed for up to a period of ninety (90) days, subject to the procedures listed below. Similarly, if the building or structure, or important portions and features thereof is designated an "other important building or structure", under Section 5(f)(5) c. and d. above, issuance of the required demolition permit from the director of planning and code enforcement shall also be delayed for a period of up to ninety (90) days, and subject to the same procedures, listed below:

a. Notices required. A statement shall be filed with the Board identifying the property proposed for demolition and providing other applicable information. The 90-day delay period set forth in this section shall not commence until such statement has been filed. During the delay period, the owner shall post a public notice of the proposed demolition or removal, including identification of the property, its owner or agents, their address and telephone number, reason for the demolition and other applicable information. The notice shall be published in a newspaper of general local circulation once a week for two (2) successive weeks and a copy forwarded to the director of planning and code enforcement. The first such publication shall be within fifteen (15) days after the filing of the statement with the Board. In addition, a copy of the notice shall be posted on the facade of the building or structure, or important portions and features thereof proposed for demolition. The City of Lewiston shall also forward a copy of the notice to the Maine Historic Preservation Commission, the Lewiston Historic Commission, and Maine Preservation.

b. During the delay period, the applicant shall work the city and others in the preservation community to accomplish the following:

1. Find alternatives to demolition, such as assisting in securing funding to preserve in place the building, structure, or important portions and features thereof; or finding other ways to preserve the building or structure such as outright purchase of the property when feasible, or relocation.
2. Proper recordation of buildings, structures and sites including photography and narrative report;
3. Saving of historic artifacts.

(7) *Exceptions and emergencies.* This section shall not apply to any structure that has been ordered demolished by the City Council, or court, in accordance with Title 17 M.R.S.A. §§ 2851 through 2959 and amendments thereto, or to any structure that has been partially destroyed and is determined by the department of planning and code enforcement to represent an immediate hazard to the public health or safety, which hazard can not be abated by reasonable measures, specified by the department of planning and code enforcement, including securing apertures and/or erecting fences.

(8) *Waivers.* The Board may, upon the applicant's request, waive all or any part of the 90-day delay period and demolition delay procedures. Such action shall be taken only upon:

a. A finding by the Board that the strict application of the demolition delay provisions to the applicant and his property would cause undue hardship that could not be reasonably avoided. Undue hardship shall not include mere inconveniences or incidental financial loss;
b. The Board finds that the goals and objectives of the demolition delay can be achieved in less than ninety (90) days.

(9) *Action by the Historic Preservation Review Board.* The board may approve, modify or deny the application:

a. Upon approval of the application (except those that involve demolition pursuant to Section 5(f)(4) of this article), the Board shall immediately issue a certificate of appropriateness. The issuance of a certificate of appropriateness shall in no way be interpreted as a waiver of any regulation governing the issuance of a building permit. Any changes or modifications in the proposed work that are approved by the Board shall become conditions of the certificate of appropriateness.
b. Upon disapproval of the application, the applicant may reapply within a mutually agreed upon period, not to exceed forty-five (45) days, for a certificate of appropriateness, based upon amended plans for the proposed work. A building permit shall not be issued without evidence of a certificate of appropriateness.

(10) *Appeals.* Any action of the Historic Preservation Review Board may be appealed in writing directly to the board of appeals, by any affected party.

(11) *Violations and penalties.* Violations of this article shall be subject to penalties and fines pursuant to Article V, Sections 7 and 9 of this Code.

(Ord. No. 90-16, 1-11-91; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05)

Sec. 6. Designated historic structures and historic districts.

(a) *Boundary lines generally.* Unless otherwise described, the district boundary lines are the center lines of streets, alleys, waterways or public utility and railroad rights-of-way or such lines extended.

(b) *Historic districts.* The following described districts are designated as historic districts:

(1) *Kennedy Park Historic District*. Start at the intersection of Pine and Blake Streets: Thence in a general southeasterly direction along Blake Street to a point approximately two hundred fifty (250) feet northwesterly of Birch Street; thence in a general southwesterly direction along a line two hundred fifty (250) feet from and parallel to Birch Street approximately one hundred twenty-five (125) feet; thence in a general southeasterly direction along a line one hundred twenty-five (125) feet from and parallel to Blake Street approximately fifty (50) feet; thence in a general northeasterly direction along a line two hundred (200) feet from and parallel to Birch Street to Blake Street; thence along Blake Street to Birch Street; thence along Birch Street to Bates Street; thence along Bates Street to a point approximately one hundred twenty-five (125) feet northwesterly of Birch Street; thence in a general southwesterly direction along a line one hundred twenty-five (125) feet from and parallel to Birch Street approximately one hundred twenty-five (125) feet; thence in a general southeasterly direction along a line one hundred twenty-five (125) feet from and parallel to Bates Street approximately one hundred twenty-five (125) feet to Birch Street; thence along Birch Street to a point approximately one hundred twenty-five (125) feet southwesterly of Knox Street; thence along a line one hundred twenty-five (125) feet southwesterly of and parallel to Knox Street to Spruce Street; thence along Spruce Street to a point approximately one hundred twenty-five (125) feet southwesterly of Park Street; thence along a line one hundred twenty-five (125) feet southwesterly of and parallel to Park Street to Chestnut Street; thence along Chestnut Street to Park Street Alley; thence along Park Street Alley to a point approximately one hundred seventy-five (175) feet southeasterly of Ash Street; thence along a line one hundred seventy-five (175) feet southeasterly of and parallel to Ash Street to Park Street; thence along Park Street to Pine Street; thence along Pine Street to Blake Street and the point of beginning.

The following are contributing structures within the Kennedy Park Historic District:

190 Bates Street (H.C. Little House)
192 Bates Street;
208 Bates Street (Wallace School);
220 Bates Street (St. Patrick's Church);
247 Bates Street (Trinity Episcopal Church), listed on National Register of Historic Places 3/30/78;
250 Bates Street (St. Dominic's School);
255 Bates Street;
28 Birch Street;
30 Birch Street;
30 Knox Street;

56 Birch Street (Dominican Court);
143 Blake Street;
99 Chestnut Street
1 Knox Street;
5 Knox Street;
6 Knox Street;
10 Knox Street;
11 Knox Street;
20 Knox Street;
22 Knox Street;
25 Knox Street;
28 Knox Street;
103 Park Street (Knights of Columbus);
107 Park (Public Library - entrance at 200 Lisbon Street), listed on National Register of Historic Places 1/31/78;
120 Park Street (Kennedy Park and Bandstand);
27 Pine Street (City Hall), listed on National Register of Historic Places 10/21/76;
73 Pine Street (The Russell House);
35 Spruce Street;
47 Spruce Street;
1 Walnut Street (Albert Kelsey House).

(2) *Lisbon Street Historic Commercial District.* Start at the intersection of Chestnut and Lisbon Streets: Thence in a generally southeasterly direction along Lisbon Street to the intersection of Lisbon and Cedar Streets; thence in a generally southwesterly direction along Cedar Street approximately one hundred thirty-eight (138) feet; thence in a generally northwesterly direction parallel to Lisbon Street to the intersection of Chestnut Street; thence along Chestnut Street to Lisbon Street and the point of beginning, listed on National Register of Historic Places 5/21/85.

The following are contributing structures within the Lisbon Street Historic Commercial District:

277 Lisbon Street (Institute Jacques-Cartier);
291 Lisbon Street (Centennial Block);
311 Lisbon Street (Simard and Sons Building - upper floors destroyed by fire and demolished 1996);
323 Lisbon Street (Condemned 2004 – demolished 2006);
331 Lisbon Street;
337 Lisbon Street;
339 Lisbon Street;
343 Lisbon Street (Condemned and demolished in 2004);
347 Lisbon Street;
353 Lisbon Street (Dulac Building);
359 Lisbon Street (Condemned and demolished in 2004).

(c) *Historic structures, building or sites.* The following structures, buildings or sites have been designated as having significant historic value and are recommended for historic preservation:

81 Ash Street (Healey Asylum) listed on National Register of Historic Places 10/1/79;
27 Bartlett Street (Sts. Peter and Paul Church) listed on National Register of Historic Places 7/14/83;
122 Bartlett Street (Dr. Louis Martel House) listed on National Register of Historic Places1/4/83;
257 College Street (Hathorn Hall--Bates College) listed on National Register of Historic Places 5/25/70;
100 Campus Avenue (Marcotte Nursing Home) listed on National Register of Historic Places 12/26/85;
103 Lincoln Street (Grand Trunk RR Station) listed on National Register of Historic Places 6/4/79;
143 Lincoln Street (Dominican Block) listed on National Register of Historic Places 1/15/80;
23, 25, 29 Lisbon Street (Union Block) listed on National Register of Historic Places 4/25/86;
46 Lisbon Street (Grants Clothing) listed on National Register of Historic Places 4/25/86;
133 Lisbon Street (First McGillicuddy Block) listed on National Register of Historic Places 4/25/86;
145 Lisbon Street (Manufacturer's National Bank Building) listed on National Register of Historic Places 4/25/86;
186 Lisbon Street (Odd Fellows Block) listed on National Register of Historic Places 4/25/86;
200 Lisbon Street (Pilsbury Block) listed on National Register of Historic Places 4/14/83;
215 Lisbon Street (Monroe Building/Savings Bank Block) listed on National Register of Historic Places 1/20/78;
220 Lisbon Street (Atkinson Building) listed on National Register of Historic Places 2/2/83;
242 Lisbon Street (College Block) listed on National Register of Historic Places 4/25/86;
276 Lisbon Street (First Callahan Building) listed on National Register of Historic Places 4/25/86;
276 Lisbon Street (Second Callahan Building) listed on National Register of Historic Places 4/25/86;
381 Lisbon Street (Lord Block) listed on National Register of Historic Places 4/25/86;
415 Lisbon Street (Maine Supply Company Building) listed on National Register of Historic Places 4/25/86;
253 Main Street (St. Joseph's Church) listed on National Register of Historic Places 7/13/89;
377 Main Street (Holland-Drew House) listed on National Register of Historic Places 12/22/78;
497 Main Street (James C. Lord House) listed on National Register of Historic Places 7/21/78;
3 Mill Street (Cowan Mill) listed on National Register of Historic Places 8/1/85 (condemned and demolished 2009);
36 Oak Street (Oak Street School/Dingley Building) listed on National Register of Historic Places 10/8/76;
74 Oxford Street (Continental Mill Blocks) listed on National Register of Historic Places 7/10/79;

101 Pine Street (Dr. Milton Wedgewood House) listed on National Register of Historic Places 1/10/86;
19 Wood Street (Jordan School) listed on National Register of Historic Places 3/22/84.

(Ord. No. 92-32, 1-7-93; Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

Sec. 7. Buildings and structures listed on the National Register of Historic Places but not designated locally.

(a) The following are those properties that are listed on the National Register of Historic Places, but whose owners at the time their individual properties were included in this article chose not to nominate them to be designated locally and therefore, are only subject to the demolition delay provisions of this article:

49 Ash Street (U.S. Post Office) listed on National Register of Historic Places 5/2/86;
142 College Street (Capt. Holland House) listed on National Register of Historic Places 3/21/85;
45 Golder Street (St. Mary's Hospital) listed on National Register of Historic Places 12/30/87;
49 Lisbon Street (Lyceum Hall) listed on National Register of Historic Places 4/25/86;
129 Lisbon Street (Osgood Building) listed on National Register of Historic Places 4/25/86;
157 Main Street (First National Bank Building) listed on National Register of Historic Places 4/25/86;
457 Main Street (Senator Frye House) listed on National Register of Historic Places 10/8/76;
54 Pine Street (Bradford House) listed on National Register of Historic Places 12/22/78 (demolished 2007);
11 Sabattus Street (Kora Temple) listed on National Register of Historic Places 9/11/75;
14 Ware Street (J.D. Clifford House) listed on National Register of Historic Places 12/30/87.

(b) Buildings and structures listed on the National Register of Historic places, but whose owners at the time their individual properties were included in this article chose not to nominate them to be designated locally and, are not subject to the demolition delay provisions of this article:

506 Main Street (Bradford Peck House) entered in the National register of Historic Places on 2/12/2009.

(Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

Sec. 8. Other important buildings and structures.

(a) The following have been designated as contributing structures or complexes within the Lewiston Mill System District and are only subject to the demolition delay provisions of this article:

520 Lisbon Street (Lewiston Bleachery and Dye Building);

1 Beech Street (Lewiston Mill #2--Northern portion demolished 2004);
35 Beech Street (Lewiston Mill #1);
65 Canal Street (Bates Mill – Mill 7 demolished 1988, Mill 3 Annex demolished 2007 and the Executive Office Building demolished 2009);
2 Cedar Street (Continental Mill);
41 Chestnut Street (Hill Mill);
134 Main Street (Union Water Power Main Gatehouse);
296 Lincoln (Avon Mill);
332 Lincoln Street (Lewiston Gas & Light Company Building--Demolished 2001);
348 Lincoln Street (Androscoggin Mill #3--Portion demolished 2004);
354 Lincoln Street (Cumberland Mill);
550 Lisbon Street (Pepperell Mill)
15 Locust Street (Androscoggin Mill);
28 Middle Street (Maine Central Railroad Depot);
10 Mill Street (Union Water Power Substation);
6 Mill Street (Libbey Mill--Portion demolished 2001 and totally demolished 2007);
62 Oxford Street (Union Water Power Cross Canal #3 Hydro Station);
38 Water Street (Union Water Power Cross Canal #1 Gate House);
2 West Bates Street (Lewiston Machine Company Building).

(b) The following properties have been designated as buildings of major importance or buildings of importance, within the Lewiston Historic Preservation Plan's "Preservation Index" and are only subject to the demolition delay provisions of this article:

35 Ash Street (First Manufacturers National Bank Building);
77 Bates Street (Portland Lewiston Interurban Building);
46 Cedar Street (St. Mary's Church);
59 Cedar Street (Charest-Lacasse Building);
68 Cedar Street (demolished 2004);
15 Lincoln Street (Davis Block – demolished 2008);
14 Lincoln Street (Carman--Thompson Company Building--Demolished 2002);
69 Lincoln Street;
132 Lincoln Street (FX Marcotte);
2 Lisbon Street (Central Block);
1 Lisbon Street (The Gateway Building);
43 Lisbon Street (J.J. Newberry Company Building);
50 Lisbon Street (Osgoods Building);
55 Lisbon Street (Depositors Trust Company
Building);71 Lisbon Street (Music Hall Building/Frye Block);
84 Lisbon Street (Burlington Chambers Apartments);
93 Lisbon Street;
96 Lisbon Street (Lincoln Stores);
108 Lisbon Street (A. Singer Building);
128 Lisbon Street (Sands Building);
159 Lisbon Street (Old Kora Temple – condemned 2006 and demolished 2007);
160 Lisbon Street (McGillicudy Building);
167 Lisbon Street (D.B. Cressey Building – condemned 2006 and demolished 2007);
168 Lisbon Street;

171 Lisbon Street (Greely Building- condemned 2006 and demolished 2007);
179 Lisbon Street (Centreville Plaza);
180 Lisbon Street (Ellard Building);
192 Lisbon Street (Garcelon Building);
195 Lisbon Street (Clifford Block);
199 Lisbon Street (Marcotte Furniture Building);
223 Lisbon Street (Le Messager Building);
230 Lisbon Street (Pottle Building);
238 Lisbon Street;
305 Lisbon Street (condemned and demolished 2006);
330 Lisbon Street (Bergen Block--Demolished 1999);
369 Lisbon Street (demolished 2004);
385 Lisbon Street (Palange Building);
389 Lisbon Street (S.B.S. Lithuanian Hall);
391 Lisbon Street;
142 Main Street (Empire Theater – demolished 2005);
177 Main Street;
184 Main Street (Peck's Department Store);
195 Main Street;
250 Main Street (United Baptist Church);
253 Main Street (St. Joseph's Church Rectory);
29 Maple Street (Ritz Theater);
39 Maple Street (demolished 2005);
10 Oak Street (Oak Street Arms Apartments/Twin City Motor Corp.);
88 Oxford Street (St. Mary's Church Rectory Building);
20 Park Street;
37 Park Street;
104 Park Street (Daily Sun Building);
228 Park Street (demolished 2001);
257 Park Street (Androscoggin Mill Block);
263 Park Street (Androscoggin Mill Block);
271 Park Street (Androscoggin Mill Block--Listed on National Register of Historic Places 4/12/01);
31 River Street;
70 River Street.

(Ord. No. 00-21, 10-19-00; Ord. No. 05-05, 3-17-05; Ord. No. 10-05, 04-15-10)

Sec. 9. Main Street Frye Street National Historic District.

The following properties are located within the Main Street-Frye Street National Historic District (entered in the National Register of Historic Places on 01/23/2009). The Main Street-Frye Street National Historic District is not designated locally and, in addition, the individual properties are not subject to the demolition delay provisions of this article):

226 College Street (Thomas L. Angell House - two contributing buildings);
240 College Street (James T. Small House - one contributing building);
250 College Street (Abbie C. Whittum House - one contributing building);

256 College Street (Emeline C. Boothby House - one contributing building);
262 College Street (Oren B. Cheney House - one contributing building);
6 Frye Street (Heircy Day House - two non-contributing buildings);
9 Frye Street (vacant lot - no resources);
10 Frye Street (Albert B. Nealey House - one contributing building);
11 Frye Street (William P. Frye House - one contributing building – demolished 2008);
16 Frye Street (George Colby Chase House - one contributing building);
17 Frye Street (Caroline W. D. Rich House - one non-contributing and one contributing building);
18 Frye Street (James A. Howe House - two contributing buildings);
19 Frye Street (David S. and Josephine L. Waite House - two contributing buildings);
24 Frye Street (Lyman G. Jordan House - one contributing building);
27 Frye Street (George D. Armstrong House - two contributing buildings);
28 Frye Street (John H. Rand House - one contributing building);
29 Frye Street (Byron Armstrong House - two contributing buildings);
30 Frye Street (Richard C. Stanley House - one contributing building);
31 Frye Street (Maurice Small House - one contributing building);
36 Frye Street (Evindar and Angenette Whittier House - one contributing building);
425 Main Street (Bauer Apartment Block - three contributing buildings);
437 Main Street (Colonel John M. Frye House - two contributing buildings);
443 Main Street (Ralph W. Crockett House - one contributing building);
444 Main Street (James Wirt White House - one contributing building);
449 Main Street (Wallace H. White Jr. House - two contributing buildings);
452 Main Street (Archibald Wakefield House - one contributing building);
453-455 Main Street (vacant lot - no contributing resource);
457 Main Street (Senator William P. Frye House - one contributing building);
460 Main Street (John D. Clifford House - one contributing building);
465 Main Street (Joseph H. and Rebecca Day House - two contributing buildings);
471 Main Street (John B. Smith House - one contributing building);
473 Main Street (Emma C. Smith House - one contributing building);
477 Main Street (Ashbury E. Soule House - one contributing building);
481 Main Street (John W. Perry House - two non-contributing buildings);
485 Main Street (George Bonnallie House - two contributing buildings);
487 Main Street (Sarah Wakefield House - one contributing building);
491 Main Street (Thomas Francis Butler House - one contributing building);
493 Main Street (Adolphe Plourde Apartment - one contributing building);
497 Main Street (James C. Lord House - two contributing buildings).

(Ord. No. 10-05, 04-15-10)

Sec. 10. Buildings and structures eligible for listing on the National Register of Historic Place whose owners at the time of such determination chose not to have their individual properties listed:

354 Main Street (Blake Ham House) is eligible for listing on National Register of Historic Places (determination made on February 12, 2009).

(Ord. No. 10-05, 04-15-10)