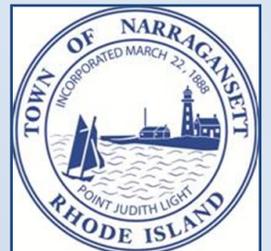


NARRAGANSETT HISTORIC DISTRICT COMMISSION



PROPERTY OWNERS' GUIDE

Town of Narragansett
Historic District Commission
Community Development Department
25 Fifth Avenue
Narragansett, Rhode Island 02882





TOWN OF NARRAGANSETT
DEPARTMENT OF COMMUNITY DEVELOPMENT
25 FIFTH AVENUE ~ NARRAGANSETT, RI 02882

August 1, 2020

Dear Property Owner,

We are pleased to provide you with this brief guide to use when contemplating exterior home improvement projects requiring building permits within Narragansett's Historic Districts. The Guide is intended to provide helpful information and links to valuable resources to assist you in the process.

Preserving the Town's character, its heritage, and its historic buildings for future generations is an important goal that we all share as a community. The Narragansett Historic District Commission and Staff will work diligently to see your project through to approval.

On Behalf of the Narragansett Historic District Commission, the Town Staff, and the Town Council, thank you for your commitment to our community and its architectural heritage.

With best wishes,

Keith Lescarbeau

Chairman, Narragansett Historic District Commission

THEN



NARRAGANSETT'S HISTORIC PRESERVATION PHILOSOPHY

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. Include preservation of character-defining elements in your project plan.

HOW TO GET STARTED WITH YOUR NHDC APPLICATION

Read the NHDC Historic Preservation Standards and Guidelines online at <https://www.narragansetri.gov/225/Historic-District-Commission> or call the Community Development Office (401-782-0632) for a copy.

You are strongly encouraged, although not required, to meet with the Community Development Staff to discuss your project before you submit your application for a Certificate of Appropriateness. This meeting provides guidance on the interpretation and application of the NHDC Historic Preservation Standards and Guidelines and can resolve potential issues before they arise.

Once your application has been deemed complete, if your project is not eligible for an Expedited Administrative Approval, then a public hearing will be scheduled where you and/or your authorized representative will present your application. The NHDC will either approve, approve with stipulations, or deny the application as presented.



EXPEDITED ADMINISTRATIVE APPROVAL

When a project plan proposes work to retain, maintain, or replace in-kind, severely deteriorated building materials and architectural features, and meets the NHDC Standards and Guidelines, the project may qualify for an expedited administrative approval for a Certificate of Appropriateness.

Projects that may qualify for an Expedited Administrative Approval include, but are not limited to:

- ◆ Roof and gutter repair or replacement
- ◆ Siding, trim, or detail repair or replacement
- ◆ Refurbishment, not replacement, of existing windows/doors
- ◆ Fencing repair or replacement

WHEN CONSIDERING A PROJECT ESTABLISH A SENSITIVE APPROACH

The primary objective of any rehabilitation plan for contributing structures within Narragansett's historic districts should be the preservation of the important or "character-defining" architectural materials and features of the building, and provision for a safe and sustainable contemporary use. Your project can be reviewed quickly and approved if you follow the NHDC Historic Preservation Standards and Guidelines and your project plan is in accord with Narragansett's Historic Preservation Philosophy.

BEFORE



AFTER



A PROJECT PLAN SHOULD CONTAIN STRATEGIES FOR THESE THREE TYPES OF WORK WHERE APPROPRIATE:

- ◆ Retaining and providing protection and maintenance of historic features that survive in generally good condition.
- ◆ Repair of historic materials and features that are deteriorated.
- ◆ Replacement of historic materials & features with in-kind materials if deterioration is so extensive that repair is not possible.

A PROJECT PLAN MAY ALSO INCLUDE STRATEGIES FOR:

- ◆ Reuse of buildings and associated alterations to the exterior of the historic building to sustain the reuse and adapt the building 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.

Narragansett has a distinctive heritage as a New England Victorian seaside resort. 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 architecture.

A significant number of these homes are well-cared for private residences within view of public roads, rights-of-way, public beaches, the ocean, and rocky shoreline. Residents of the districts have taken considerable care in preserving and maintaining these buildings, showing great pride in ownership.



NARRAGANSETT'S HISTORIC DISTRICTS

Narragansett's five regulated historical zoning districts: The Towers, Central Street, Narragansett Avenue, Sunset Farm, and Ocean Road, represent important and different aspects of the town's resort heritage. All five are listed in the National Register of Historic Places, the nation's list of properties that contribute to our shared cultural heritage and thereby worthy of preservation. To verify if your property is within one of these districts, please visit the Department of Community Development at Town Hall or www.narragansettri.gov.

Now



NARRAGANSETT HISTORIC REHABILITATION TAX CREDIT

- ◆ NHDC-approved exterior improvements.
- ◆ minimum project is \$10,000; maximum \$50,000.
- ◆ minimum credit is \$2,000; maximum \$10,000.
- ◆ Information is available online at www.narragansettri.gov or in the Community Development Office at Town Hall.

PRESERVATION ZONING

Encouraging the preservation of the features of Narragansett's historic buildings and their settings is a high priority for the Town. By enacting historical area zoning in 2009, the Town intended to assist and guide property owners on saving Narragansett's heritage for the future benefit of all residents.

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 landscape settings within Narragansett's regulated historic districts are reviewable by the Narragansett Historic District Commission (NHDC). The NHDC is appointed by the Town Council. Under the historical zoning statute, the NHDC must grant a Certificate of Appropriateness for any project that affects the exterior appearance of a building or its setting and requiring a Town building permit, and BEFORE work on the project begins.

In accordance with the zoning ordinance, the Narragansett Town Council and the NHDC have adopted and published the NHDC Historic Preservation Standards and Guidelines to guide and review work that is proposed in the designated historic districts. These standards and guidelines are based upon those published by the federal government, state governments, and by similarly charged historic district commissions in Rhode Island and across the country. All decisions of the NHDC are determined by application of these standards and guidelines.



STANDARDS AND GUIDELINES GENERALLY

The NHDC Historic Preservation Standards and Guidelines should be consulted by historic district property owners when contemplating exterior work to be done on their properties requiring Town building permits. The Standards and Guidelines are common sense standards designed to support the rehabilitation, longevity, and sustainability of historic buildings and their settings.

Any exterior alterations and repairs should accurately represent the historic qualities and character-defining historical features of the buildings, structures and landscape features of the districts. New uses, additions, and new construction within the districts should fit in, rather than stand out, and should appear congruous with their surroundings.

Original documentation, such as old photographs and plans, should guide all external restoration work. The Community Development Office maintains building inventory forms for most of the historic properties within the districts and other related historical information that is available for reference to the public. In the case where no previous documentation is available, interpretations of similar design elements that were built or designed in the area may be considered.



The NHDC Preservation Standards and Guidelines are available online at www.narragansettri.gov or in the Community Development Office at Town Hall, 25 Fifth Avenue, Narragansett, RI.