

Town of Newcastle
Ad-Hoc Historic Preservation Ordinance Committee
Agenda
Meeting Date: August 8, 2023 at 5:30PM
Location: Fire Station Community Room, 86 River Road

1. Call to Order
2. Review of minutes of previous meeting: July 5, 2023
3. Overview of Historic Preservation Ordinance, Draft 9 changes (incorporating changes discussed at the 7/5 Committee Meeting and recommended changes from the 7/26 Public Info Meeting)
4. Set dates for public hearings
5. Other Committee comments/discussion
6. Adjournment

Town of Newcastle
Historic Preservation Ordinance Committee
Meeting Date 7/5/23 at 5:00pm
At the Town Community Room (Fire Station)

Members Present: Ben Frey, Karen Paz (until 5:45PM), Catherine Burke, Tor Glendinning
Also Present: Isabelle Oechsle (Consulting Planner), 4 members of the public

Minutes

1. **Call to Order:** Chair Tor Glendinning called the meeting to order at 5:09pm.
2. **Review of minutes of previous meeting: June 21, 2023:** *Karen Paz moved to accept the meeting minutes as drafted. Ben Frey seconded, and the motion carried unanimously.*
3. **Overview of Historic Preservation Ordinance, Draft 7:** Isabelle provided an overview of this draft, indicating the sections where changes occurred based on Committee and public feedback from the previous meeting (see memo for Draft 7, available in the meeting packet [here](#)).

In general, the discussion focused on solar panels as a follow-up from public comments at the last meeting. Isabelle noted that she tightened up the language in the Renewable Energy Systems section, noting that the intent is to allow them on the roof and visible from the public realm if none of the other alternatives can be met.

Isabelle asked for Committee input on the escrow process. It was suggested to simply mirror the language from the Core Zoning Code that the requirement for an applicant to escrow funds with the Town to hire a qualified specialist to assist in the review of larger, more complex projects is at the discretion of the Review Board.

4. **July 26th Public Info Meeting Prep:** Isabelle showed the postcard that she created to advertise the Public Info Meeting, which will be mailed to all property owners within the SD-Historic District inviting them to attend. The Committee was happy with the postcard as presented, and asked Isabelle to coordinate mailing with the Town Office staff.

Isabelle went through the draft presentation for the 7/26 meeting. The Committee offered revisions, including:

- That there needs to be an explanation of what primary facades and frontage zones are
- Noting that the Local Landmarks process is voluntary

There was a brief discussion about the Frequently Asked Questions document. It was asked whether or not we should provide a high-level overview of the differences between the Design Review Ordinance (repealed in 2020 with the adoption of the Core Zoning Code). It was decided that we would not add that to the FAQ document because the Design Review Ordinance had a much broader scope than this Ordinance (in terms of what it reviewed and the number of properties that it regulated), so the differences would be many.

5. **Public Comment:** Public comment focused on alternative materials and questions about what

could and could not be used. The Committee noted that they were comfortable with the use of so-called “alternative materials” and that the focus is on aesthetics (materials that mimic the look of historic materials even if they are not historic). Isabelle noted that the Design Guidelines document could have more information about alternative materials that would be acceptable.

A member of the public noted that there is still confusion about the “value proposition” of this Ordinance. What do property owners get out of it? What problem is it solving? Catherine Burke noted that the fact that the Design Review Ordinance was around for so long is giving people a false perception that there was no regulation over the districts, though there was for more than 20 years until the Design Review Ordinance was repealed in 2020. It was noted that the value that the proposed Historic Preservation Ordinance would provide is that it would protect the built environment and aesthetics of historic neighborhoods and increase the emotional connection to historical, architectural or aesthetic values.

It was asked whether a flagstone patio could be built. It was noted that it could be as long as it was on the side or rear of the property.

6. **Adjournment:** The meeting adjourned without objection at 6:44pm.

DRAFT

To: Ad-Hoc Historic Preservation Committee
From: Isabelle Oechslie, Planning Consultant
Date: August 8th, 2023 Meeting
RE: Follow-up from July 26th Public Information Meeting

INTRODUCTION

As the Committee is aware, we held a Public Information Meeting on the draft Historic Preservation Ordinance on July 26, 2023. All property owners who would be impacted by the proposed Ordinance (a total of 94 properties) were mailed postcard invitations to the meeting, and approximately 40 members of the public attended the meeting.

RESPONSES TO QUESTIONS + FURTHER RECOMMENDED CHANGES

In the section below I have flagged the actionable questions or comments received by the public at the July 26th Public Information Meeting. I have attempted to organize these questions by category or type of question for ease of reading this document.

In instances where it was needed in order to answer the public's questions, I have completed some analysis or have asked for assistance from other professionals in providing opinion about how the Ordinance would impact property owners. There were also some comments specifically focused on clarifying language included within the draft Ordinance, and in those instances I simply note what I have changed in the attached, red-lined Draft 9 and why I would recommend those changes to respond to the question or comment.

Questions regarding financing, insurance, and costs for homeowners generally:

- 1. What would the impacts be to securing bank financing if a property is included in the Ordinance?*** Based on conversations with both commercial and residential lenders, results are inconclusive. At a high-level, the collateral (the property) would better retain its value over time because of the better quality materials used in historic structures, which would be a positive for financiers. At the same time, underwriters may consider the potential increased cost of historic materials as a mark against those seeking financing (in both commercial and residential projects), especially when the margins are already slim. However, utilizing historic preservation tax credits for eligible expenses (for profit-generating projects) would improve cash flow and would be considered favorably.
- 2. What are the insurance impacts related to insuring properties regulated by this Ordinance?*** The rates for replacement cost coverage on any type of house are the same (market value). Insurers only insure the market value of replacement. However, with older "antique" properties (typically before 1945),

many people will desire or be required by their insurance provider to buy specialized replication coverage and will pay more because the coverage is significantly better. The age of the house matters in this instance more than existing regulation. For replication coverage, insurers have to factor in the cost of replicating those features and materials in the house that are one-of-a-kind or are no longer readily available if there is a flood or fire, which can be more expensive upfront (even though the materials will last for much longer than building materials typically in use today).¹

If, under this Ordinance as drafted, a home within the historic district completely burned down, you would be able to replace the home with materials and features designed to be complementary to existing buildings in the historic district but it would not need to mimic the destroyed house. In that instance, what would be of greater importance is the scale and form of the new structure. See Article 2, Section 3: New Construction and Additions.

If, under this Ordinance as drafted, a foundation was damaged by a flood and had to be partially replaced, you would be required to follow this standard: “Damaged historic features shall be repaired rather than replaced wherever feasible. Where the severity of damage requires replacement of a distinctive feature, the new feature shall match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials.” Materials are not required to be replaced with the exact same material if you can provide documentation that it is not technologically or economically feasible. In that instance, an alternative material that matches that old in design, texture and other visual qualities would be allowed. See Article 2, Section 1.C.5 (revised for clarity to include both deteriorated structures or any kind of damage).

Questions regarding actual text or provisions of the draft Ordinance:

- 1. *Is this Ordinance consistent with the Comprehensive Plan?*** M.R.S.A. Title 30-A, §4352(2) requires that a zoning ordinance (or amendment thereto) must be consistent with the adopted Comprehensive Plan of the municipality. The Planning Board will need to make a finding of such before forwarding a positive recommendation onto the Selectboard for placement on a warrant. A variety of references to historic preservation exist within the Comprehensive Plan, adopted

¹ A couple of resources related to this question are linked below:

<https://www.daigletravers.com/about/news/a-guide-to-historic-home-insurance-by-mark-wilhelm-of-daigle-travers-insurance/>
<https://www.progressive.com/answers/homeowners-insurance-for-older-homes/>
https://www.washingtonpost.com/realestate/what-to-know-about-insuring-a-historic-home/2019/09/24/a7bf76f4-d01c-11e9-8c1c-7c8ee785b855_story.html

by the Town on June 12, 2018. They are provided below along with context for how the Town has attempted to respond to the overarching goal or detailed implementation strategy since the adoption of the Plan.

- The Comprehensive Plan is organized around five “Big Ideas” that emerged out of the public planning process in 2016, one of which being “Celebrate Local Heritage.” From the Plan (page 9): *“Newcastle is a living museum of cultural history, a history which should be preserved and celebrated for residents and for future generations. Newcastle’s landscape still tells the story of its past, with several intact villages which are unaltered in their character and cohesiveness, containing buildings from the 18th and early 19th century. Long before colonial villages took shape on the land or timber was first cut and sent to England, Native Americans migrated through the area and settled for periods of time. Shell middens from 1,000 years ago and other pre-historic artifacts are reminders that Newcastle’s story began long before colonization.”*
 - There was specific thought given to the preservation of Sheepscot Village. As has been noted throughout this process, while Sheepscot Village is on the National Register of Historic Places, this does not provide protection against demolitions or new construction that would be out of character with this historic neighborhood. The Comprehensive Plan specifically noted: *“Historic structures located in Sheepscot Village range in condition, and most recently the village lost the iconic “Twin River” House which sat atop Dyer Neck overlooking the Sheepscot River. When asked, “To what extent should Sheepscot Village be a place that is protected in time?”, survey respondents cited a desire for almost 100% preservation, yet also expressed an openness to small amounts of change so long as it is sensitive to the Village’s historic character. ... Preservation of open fields and scenic views across landscapes should be considered as important as the protection of historic structures here. Preservation of Sheepscot Village sets the context of the place and very much contributes to its uniqueness”* (page 127).
 - In addition, there was further thought specifically given to the preservation of Damariscotta Mills. *“Residents also expressed a desire to link the historic architectural and cultural contribution of Damariscotta Mills to the identity of Newcastle through formal establishment of an historic district. Residents feel that the Mills is deserving of similar protections to ensure that renovations and changes maintain the historic character of the neighborhood”* (page 134).

- A variety of implementation strategies are laid out in the Comprehensive Plan pursuant to the Big Idea of Celebrating Local Heritage, including nominating Damariscotta Mills to the National Register of Historic Places, pursuing grant funding to undertake a comprehensive inventory of historic structures, creating rules for the demolition of historic structures and other means of protecting historic structures, simplifying and improving historic preservation regulations [compared to the Design Review Ordinance that was in effect at the time], enabling historic preservation easements, and monitoring for archeological resources on Large Project Plans and in subdivision applications (pages 96-97).
 - The Comprehensive Plan specifically suggested pursuing a Character-Based Code to regulate *all* structures in the community (including historic structures), which was voted down in 2018. Following the voting down of the Character Code, the Selectboard voted in June 2019 to establish a committee to assist them in crafting a new land-use code which, among other things, was intended to simplify the process of obtaining permits in the Design Review districts by making standards clear and easily administered. The Core Zoning Code was eventually passed in November 2020 with “band-aid” requirements around the demolition of all structures in Town built prior to 1900, with the intent of the Town to return to voters with an additional “module” specific to historic preservation at a later date.

2. *Why does repointing and masonry repair require a Tier 1 review when it would seem to more match with general maintenance and repair (an exempt project)? Put differently, why is repointing and masonry repair called out separately?* As previously noted, the standards for this Ordinance were derived from the Secretary of the Interior’s Standards for the Treatment of Historic Properties: Rehabilitation. In general, applying paint or other coatings to masonry that has historically been unpainted (as well as removing paint from historically-painted masonry) is not recommended under this Treatment.² While masonry is one of the most durable historic building materials, it is also very susceptible to damage by the application of nonpermeable coatings (including many kinds of paint) as well as abrasive kinds of cleaning to remove paint (such as sandblasting or similar). As such, it warrants a higher level of protection (and therefore, a higher level of review) than wood clapboard siding, for example, because it would be extremely difficult to return the building to its historic state without damaging the masonry. Being a Tier 1 Project would not prevent

² See pages 80-87 of the *GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS (2017)*, available online [here](#).

someone from painting their brick house (or removing paint already there), but you would need to demonstrate to the Permitting Authority that the utmost care will be taken in doing so (and usually, that it would be done by a professional).

3. *Is there anything in this Ordinance that crosses the line with State perpetual conservation issues?* As previously noted during this process, zoning is a living document that can be amended by a municipality for good reason, unlike perpetual conservation easements (or historic preservation easements, for that matter) that run with the land forever (or at least until it is terminated by both parties according to the terms of the easement). This Ordinance would apply to only the properties within the SD-Historic zoning districts and any Local Landmarks that wish to be subjected to it (through the voluntary process as described in Article 3, Section 3 of the draft), though these properties could be removed in the future by vote of the legislative body of the Town (in Newcastle's case, the citizens at a Town Meeting). Thus, as easements are not being used in this Ordinance, I am not aware of any issues that would arise, though the Ordinance is currently under review with the Town's attorney who will be able to speak in greater detail to any concerns if needed.

4. *How does this Ordinance consider existing context and changes that have occurred to properties over time? Would owners be required to mimic historic details when changes are made?* Article 2, Section 1.C.3 states, "*Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.*" There is a recognition that buildings evolve over time, and these changes may be important to understanding the overall history of a building. In order to determine if an alteration to a building is significant, its own architectural and/or historical merit must be assessed and evaluated in the context of its effect on the historic character of the original structure. Similarly, cases do exist where an alteration has more architectural or historic merit than the original structure (for instance, if there are relatively few examples of the addition's style or if the change records a significant period of the history of Newcastle), and in those instances it would be advised to retain the addition or alteration. For example, in rural areas, houses were frequently built as connected farms (inspiring the book *Big House, Little House, Back House, Barn* by historian and architect Thomas Hubka), where the big house was built first followed by the little house and back house over the next century as living situations changed. In instances where this occurs across Maine, the connected little house and back house might be even more architecturally and historically significant than the original big house because it explores the way that New Englanders changed

their farms to fit their needs in the 19th century. These types of homes are able to be seen across Newcastle, especially in Sheepscot Village.

Applicants will not be required to mimic historic details on Additions or in New Construction (and in fact, it is discouraged to do so as it gives a false sense of historical development). However, the removal of architectural features on existing buildings shall be avoided when possible and Alterations (so defined) like adding conjectural features or architectural elements from other time periods that would make the building appear older than it is shall not be undertaken. The replacement of damaged features will be required to match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. However, aesthetics (how the replacement feature looks) is of higher priority than direct replacement with the same kind of materials.

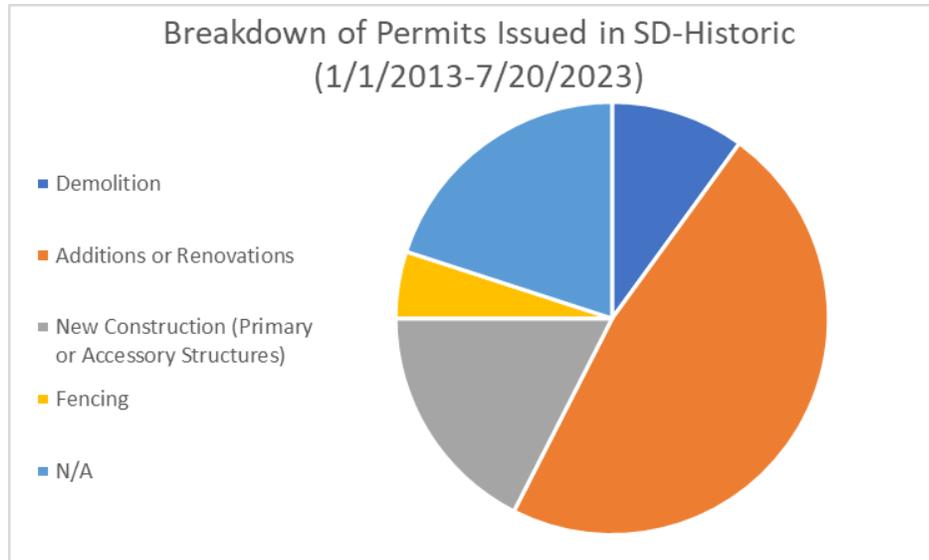
Questions regarding staff time and the Town's budget:

- 1. What would the increase in workload for Town staff be as a result of implementing this Ordinance?** According to permitting data obtained from the Town, between January 1, 2013 and July 20, 2023, there were 573 total permits issued. Out of these, a total of 40 permits issued were for properties located in what are now the SD-Historic Zoning Districts (excluding duplicates where multiple types of review and thus multiple permits were required).³ On average, there were 52 permits issued annually in 2013 through 2022 (and the average number of permits issued in what is now the SD-Historic Zoning Districts during the same time period was 3.6, or about 7% of the total number of permits issued annually).

Of the total 40 permits issued between January 1, 2013 and July 20, 2023:

- 4 were for Demolitions/Relocations of structures (Tier 3 Projects);
- 7 were for New Construction of either Primary or Additional Structures (Tier 3 Projects);
- 2 were for the installation of fencing (Tier 1 or 2 Projects);
- 19 were for Additions/Exterior Renovations (Tier 2 or 3 Projects);
- 8 are outside the scope of authority of the draft Historic Preservation Ordinance, whether because they were focused on interior renovations or were for other kinds of permits, such as Tourist Rental Permits.

³ It should be noted that between January 1, 2013 and January 1, 2021 (when the Core Zoning Code went into effect), these were located in districts of other names. The SD-Historic only came into effect with the Core Zoning Code on January 1, 2021.



Given the relatively low amount of permits issued historically for the area covered by the SD-Historic Zoning District and the projects that the Ordinance would apply to, the impact to the workload of Town staff is expected to be minimal compared to the benefit of protecting the historic character of the districts.

- 2. *Has an architectural survey been completed to understand what properties are historic and their character-defining features?*** To date, a complete architectural survey of all of the SD-Historic districts has not been completed. A few disparate properties across the community have been surveyed by others, and the Sheepscot Village neighborhood is a National Register Historic District. It is recommended that the Town complete a Reconnaissance Survey⁴ to better document the resources available in Newcastle, especially in the SD-Historic Zoning District, however, this has not been funded to date by annual budget appropriations. Recognition as a Certified Local Government (CLG) would allow the Town to be eligible for grant funding from the State Historic Preservation Office and/or National Parks Service to complete such a survey, but in order to be a CLG the Town needs to first adopt an Ordinance that meets the [State's Guidelines for Certified Local Governments](#).

⁴ A Reconnaissance Survey is a first-look at historic resources, generally buildings, to gain an understanding of what is within a particular identified area. The most important data gathered from this assessment is whether the resources may be architecturally significant and/or if they retain enough integrity to convey historic significance. The results of a reconnaissance survey may identify properties that warrant more intensive research (to determine what the significant architectural features are).

Thus, in the interim, a process for the Review Board to consider “contributing” versus “non-contributing” properties within the Districts has been devised and included within the attached, updated draft. I would recommend that the Town refine the list of contributing or non-contributing properties as additional detail becomes available or surveys are conducted, both for ease of use of this Ordinance for the public but also to ensure that historic and architecturally significant properties are regulated appropriately.

a. *Is it possible to remove new buildings from the provisions of this Ordinance (namely, having to follow the standards for Alterations & Additions, Demolitions & Relocations, and Renewable Energy Systems)? Can the Committee determine which structures are “contributing” to the overall character of the District and require protection, and which ones are not?* During the July 26th Workshop, the Committee seemed receptive to amending the draft as a response to this comment. I have made changes which would allow the Review Board to determine whether a structure or site is “contributing” versus “non-contributing” to the overall historic district. Based on this determination, the structure or site may be subject to less stringent standards (namely, they would not be subject to any Tier 1 Project review, or the standards for Renewable Energy Systems). Ensuring that new construction on vacant lots would be compatible with the overall historic district continues to be important, as well as reviewing demolitions and relocations of buildings (regardless of the time period in which they were constructed) because the removal or addition of new buildings would certainly have an outsized impact on the overall character of established historic districts.

Please see the revised Applicability sections for each set of standards in Article 2, as well as exemptions provided for Tier 1 projects in Article 3. The terms “Contributing” and “Non-contributing” have been defined, and I have noted that the Review Board would be tasked with maintaining a Historic Resource Inventory (including determinations made on whether a property is Contributing or Non-contributing).

3. *Can the Committee consider incentives, such as establishing grant programs to offset costs for homeowners?* At this point, the charge of the Ad-Hoc Historic Preservation Committee is to focus on crafting an Ordinance that would regulate historic buildings and sites within the community and return to the Planning Board and Selectboard with a recommendation. The idea of creating a grant program to offset the costs of rehabilitation for homeowners was briefly

discussed based on public comments received thus far, but is ultimately a decision for the Town to make during the next budget cycle rather than the Ad-Hoc Committee to make at this time (as grants would fall outside the realm of a regulatory Ordinance and would instead constitute a program of the Town).

Attachments:

1. *Newcastle Historic Preservation Ordinance, Draft 9 (tracked changes)*

HISTORIC PRESERVATION ORDINANCE

Article 1: General

A. Purpose and intent.

1. Protect Newcastle’s historic, architectural, and cultural heritage.
2. Assist property owners with maintaining the architectural integrity of the district.
3. Protect, preserve, and enhance the outward appearance and architectural features of identified historic structures.
4. Prevent the demolition or removal of significant historic buildings or structures within designated historic districts.
5. Preserve, protect, and enhance the essential character of designated districts by protecting relationships of groups of buildings and structures.
6. Accept new buildings and structures which are designed and built in a manner which is compatible with the character of the district.

B. **Applicability.**

1. Unless otherwise specified, this Ordinance shall apply to all property within the Historic Special District as shown on the Official District Map in Article 1 of the Core Zoning Code.

2. In addition, certain standards shall apply to designated Local Landmarks as described in this subsection.

a. Reserved.

~~1. This Ordinance shall apply to the following within the Historic Special District as shown on the Official District Map in Article 1 of the Core Zoning Code:~~

~~a. Demolition of any building or portion of any Primary or Accessory Building in the Historic Special District.~~

~~b. Moving any Primary or Accessory Building or portion of any Primary or Accessory Building located within the Historic Special District.~~

~~c. Exterior Additions or Alterations to any Primary or Accessory Building or portion of any Primary or Accessory Building located within the Historic Special District when such construction would be visible from the public realm.~~

~~d. Reconstruction of any Primary or Accessory Building or portion of any Primary or Accessory Building located within the Historic Special District when such reconstruction would be visible from the public realm.~~

~~e. New construction of Primary or Accessory Buildings in the Historic Special District when such construction would be visible from the public realm.~~

~~f. The installation of Renewable Energy Systems within the Historic Special District.~~

~~2. In addition, Articles 3 and 4 of this Ordinance shall apply to designated Local Landmarks as described in this subsection.~~

~~a. Reserved.~~

~~3. In addition, Article 7 of this Ordinance shall govern the establishment and expansion of Local Landmarks and Historic Special Districts.~~

Commented [1]: Changed the Applicability section of each set of standards to be more specific about what each set applies to, rather than having it at the beginning. This is mainly for ease of use and readability of the overall ordinance

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~~4.3. In addition, Article 9 shall apply to any Local Landmark, as designated in Section B.2 above, or any structure located within the Historic Special District.~~

C. Exempt Activities.

1. ~~The only~~ activities exempt from review under the standards of review in Article ~~2s-3, 4, and 5,~~ as may be applicable, are the following:
 - a. Alteration to or addition of mailboxes, flowerboxes, flags, or other similar removable decorative features.
 - b. Change in paint color, except when the painting of brick, stone or other masonry is proposed.
 - c. The installation of security devices, such as control panels, touch key plates, mirrors, cameras, and peepholes.
 - d. Exterior placement of meters, vents, cable or telephone boxes, wiring, antennas, satellite dishes, and components of HVAC systems, when the placement is not on the primary facade;
 - e. General maintenance and repair of structures (including but not limited to the following: scraping and repainting, caulking and weather-stripping, and the replacement of materials when the materials will look the same when viewed from the public realm~~are being replaced in kind with no changes~~);
 - f. Alteration or replacement of existing non-historic gutters, downspouts, storm windows, conduit, venting or other non-original features which already exist and are required for the operation and physical health of the building and do not significantly alter the building or compromise historic features or character-defining elements on the structure (subject to the determination of the Planning Department).

~~f.2. Activities may also be exempt from review if proposed on a Non-contributing building or site, according to the relevant standards of review in Article 2.~~

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D. Meaning & Purpose.

1. Words, phrases and terms used within this Ordinance are defined in the Definitions section or within the Articles that contain standards associated with the term.
2. Words, phrases and terms not defined in this Ordinance must be accorded their commonly accepted meanings as defined in the most recent edition of the Webster's Unabridged Dictionary.
3. The terms "standards," "regulations," and "requirements" are used to mandate a specific course of action or built outcome.
4. The words "must," "will", and "shall" are mandatory and when used require compliance with standards, regulations, and requirements of the Ordinance.
5. The words "may" and "should" are permissive.

E. Authority & Compliance.

1. **Authority.**
 - a. This Ordinance is adopted under the authority granted by **XXXXX**.
2. **Relationship to Other Standards.**

- a. This Ordinance does not abrogate, annul, or otherwise interfere with any easement, covenant, and/or other private agreements.
 - b. Where the standards of this Ordinance impose a greater restriction than required by other ordinances, regulations, resolutions, rules, easements, covenants, or agreements, the provision of this Ordinance must apply.
 - c. Where standards conflict, the standards of this Ordinance must take precedence over those of other codes, ordinances, regulations, and standards that may be in conflict with this Ordinance. Additions or Alterations for the purpose of complying with other codes, ordinances, regulations, and standards are still subject to review by this Ordinance. This Ordinance does not abrogate or annul any other codes, ordinances, regulations or standards.
 - d. All development activity must comply with relevant Federal and State laws and regulations. Where there is a direct conflict between this Ordinance and the standards of a Federal or State Law, Federal or State Law supersedes the standards of this Ordinance.
- 3. Hazard Buildings.** No provision in this Ordinance shall be construed to prevent the Alteration, Demolition, or Relocation of a building when the Code Enforcement Officer certifies that such action is required for the public safety.
- 4. Appeals.** An appeal from the final decision of the Historic Preservation Review Board may be taken by any party or person aggrieved to the Zoning Board of Appeals within 30 days from the date of the decision. Appeals from final decisions from the Planning Department may be taken by any party or person aggrieved but must be taken to the Historic Preservation Review Board within 30 days from the date of the decision.

Article 2: Standards

1. Alterations and Additions

- A. **Purpose.** The purpose of this subsection is to further the purposes of this Ordinance by preserving the essential character of historic buildings which are important to the education, culture, traditions, and the economic value of the Town.
- B. **Applicability.** The following standards shall be used by the ~~Permitting Authority~~Review Board in reviewing applications for Certificate of Appropriateness when an Alteration or Addition to a ~~Contributing~~existing Primary or Accessory Building is proposed in the Historic Special District, or when an Alteration or Addition to a designated Local Landmark is proposed, except for the installation of Renewable Energy Systems which shall be governed by Article 2, Section 4 below~~6~~.
- C. **Standards.**
1. The distinguishing original qualities or character of a structure and its environment (including architectural features, finishes, and construction techniques or examples of skilled craftsmanship) shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. If removal of historic material or a distinctive feature is proposed, an alternatives analysis shall be submitted which identifies: (1) what considerations were taken before ultimately deciding on removal and why the other considerations were not feasible; (2) if an alternative material is proposed, how the alternative material is considered a similar substitute in quality, permanence, and look.
 2. All Primary and Accessory Buildings shall be recognized as products of their own time period, place and use. Alterations that have no historical basis or create a false sense of historical development such as adding conjectural features or architectural elements from other time periods shall not be undertaken.
 3. Changes which may have taken place in the course of time are evidence of the history and development of a structure, object or site and its environment. Changes that have acquired significance in their own right shall not be destroyed.
 4. ~~Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize a structure, object or site shall not be removed.~~
 5. ~~Damaged~~deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of ~~damage~~deterioration requires replacement of a distinctive feature, the new feature shall match the feature being replaced in composition, design, texture and other visual qualities and, where possible, materials. Repair or replacement of missing historic features shall be based on accurate duplications of features, substantiated by documentary, physical or photographic evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
 6. The surface cleaning of structures and objects, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.

Commented [2]: Appears to float C.1 above which we discussed in greater detail

7. Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.
8. Contemporary design for Additions to existing properties shall not be discouraged when such Additions do not destroy significant cultural, historical, architectural or archeological materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the size, scale, color, material and character of the property, neighborhood or environment.
9. New Additions or Alterations to structures shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would be unimpaired.
 - a. Additions should be made on a side or rear elevation, not on the primary façade, unless in the determination of the Permitting Authority an addition to the side or rear elevation is not possible due to unique constraints of the project.

2. Demolitions and Relocations

- A. **Purpose.** The purpose of this subsection is to further the purposes of this Ordinance by preserving historic buildings which are important to the education, culture, traditions, and the economic value of the Town. Furthermore, the purpose of this section is to afford the Town, historic societies, 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 proper removal of historic artifacts, or the proper recordation of the building, structure and/or site.
- B. **Applicability.** The following standards shall be used by the ~~Permitting Authority~~Review Board in reviewing applications for Certificate of Appropriateness when Demolition or Relocation of an existing Primary Building is proposed within the Historic Special District (regardless of whether the building has been determined to be Non-contributing or Contributing), or when the Demolition or Relocation of a designated Local Landmark is proposed.
- C. **Stay.** At the hearing on the application for Demolition or Relocation, the Review Board may, in the interest of exploring reasonable alternatives, delay issuance of the Certificate of Appropriateness for up to 90 days from the date of the hearing. If, 10 days prior to the expiration of the delay period, the Commission finds that there are still reasonable alternatives to explore, the Review Board may continue the delay for one additional period of up to 30 days. The purpose of the delay is to assist the applicant in finding alternatives to Demolition or Relocation, such as:
 1. Assisting in securing funding to preserve in place the structure or important features thereof; or
 2. Finding other ways to preserve the structure, such as outright purchase if possible, or relocation; or
 3. At minimum, to provide the opportunity for the proper recordation of buildings, structures, and sites, including photography and narrative report.
- D. **Standards.** In order to approve an application to relocate or demolish a building within the Historic Special District, or the Demolition or Relocation of a designated Local Landmark, the

Review Board must find that the proposal meets at least one of the following standards for approval:

1. The Review Board determines that the structure is not of historic significance based on findings from the Maine Historic Preservation Commission or a qualified architectural historian.
 - a. In order to make this determination, the Review Board shall require the applicant to obtain a letter from the Maine Historic Preservation Commission or escrow funds with the Town to hire a qualified architectural historian to make a determination as to the eligibility of the structure to be listed on the National Register of Historic Places, either on its own or as a contributing structure to an eligible Historic District. If the structure is considered eligible for listing and the applicant formally applies to the National Register and is declined, the status of the property may be reconsidered.
 2. The structure, or predominant portions thereof, has been determined to represent an immediate hazard to the public health or safety because of severe structural deficiencies, which hazard cannot be abated by reasonable measures.
 - a. In order to make this determination, the applicant must escrow funds with the Town sufficient to hire a third-party structural engineer to provide a written report as to the integrity of the building.
 3. No prudent and feasible alternative exists.
 - a. In order to assist the Review Board in making this determination, the applicant must submit an alternatives analysis indicating the alternatives to demolition considered and the reasons that they are not feasible. Economic hardship may be a consideration, but the applicant must demonstrate through quotes from qualified professionals that the economic hardship would be too great. In this case, Relocation will be encouraged rather than Demolition.
- E. **Conditions of Approval for Demolition.** In approving an application to demolish a building within the Historic Special District, or the Demolition of a designated Local Landmark, the Review Board may impose either or both of the following conditions, or any others that it deems appropriate to properly document or attempt to save the structure:
1. The applicant shall allow the Review Board, Historical Society, or another historic preservation entity of the Board's choosing to document the structure inside and out prior to the structure's destruction.
 2. The applicant shall advertise to the general public the structure as available for free, offering the structure to be moved or scrapped for salvage materials. The advertisement shall appear in a newspaper of local circulation a minimum of two times.

3. New Construction and Additions

- A. **Purpose.** The purpose of this subsection is to further the purposes of this Ordinance by allowing new construction within the Historic Special District that preserves, protects, and enhances the essential character of the District. This subsection provides standards to ensure that new buildings are designed and built in a manner which is compatible with the essential character of the district.

B. **Applicability.** The following standards shall be used by the ~~Permitting Authority Review Board~~ in reviewing applications for Certificate of Appropriateness when New Construction of a Primary or Accessory Building, or an Addition to a Primary or Accessory Building, is proposed within the Historic Special District.

C. **Standards.**

1. **Scale and form.** In addition to the requirements for the Historic Special District as outlined in the Core Zoning Code, Article 2: District Standards as well as any applicable Design Standards as outlined in Article 5 ~~of the Core Zoning Code~~, the following standards related to building scale and form shall also apply:

- a. **Height.** The proposed height of the building shall be visibly compatible with immediately adjacent structures and the neighborhood as a whole when viewed from the public realm.
- b. **Width.** The width of a building shall be visually compatible with immediately adjacent structures and the neighborhood as a whole when viewed from the public realm.
- c. **Proportions of principal facades.** New construction shall be compatible in proportion with existing buildings in the neighborhood.
- d. **Roofs.**
 1. **Roof shapes.** The proposed roof shape shall fit in with the established context of the neighborhood and of immediately adjacent structures.
 2. **Rooftop decks.** Rooftop decks shall be designed so that they cannot be seen from the public realm.
 3. **Rooftop utilities.** When rooftop utilities, including but not limited to communication antennae, satellite dishes, mechanical units, elevator towers, and vents are proposed, the utility shall be visually screened from the public realm by the placement of decorative elements that are in keeping with the established context of the neighborhood and of immediately adjacent structures. Alternatively, rooftop utilities shall be placed in such a way where they are not visible from the public realm, such as on the rear of the building.

2. **Composition.**

- a. Characteristic sizes and proportions of window and door openings, rhythm of entrances, porches and other projections to public ways shall be consistent with the proportions of openings found either within the established neighborhood context and/or on buildings to which it is visually related.
- b. **Relationship of materials.** Building materials shall be reflective of and complementary to existing buildings within the historic district. Materials shall be durable and of high-quality.

3. **Relationship to street.** In addition to the requirements for the Historic Special District as outlined in the Core Zoning Code, Article 2: District Standards, the following standards related to the relationship between the new construction and the street shall also apply:

- a. **Walls of continuity.** Facades and site structures, such as masonry walls, fences and landscape masses, should, when it is a characteristic of the area, form

cohesive walls of enclosure along a street to ensure visual continuity with the structures, public ways and places to which such elements are visually related.

- b. **Unifying development pattern.** The new construction shall maintain any unifying development pattern such as orientation of buildings, setbacks, building coverage.

4. Other standards.

- a. **Uses.** Non-residential uses shall not alter the character-defining features of the structure and its environment such that it would not be recognizable as its original residential use.
- b. **Distinguishing original character.** The distinguishing original qualities or character of a site and its environment shall not be destroyed. If a distinguishing original feature is proposed to be altered or removed, an alternatives analysis must be submitted which indicates the reasons for alteration or removal.
- c. **Archeological resources.** Every reasonable effort shall be made to protect and preserve significant archeological resources affected by or adjacent to any project. If, on the basis of an archeological site survey or other information, the Permitting Authority determines that there is an archeological resource on or immediately adjacent to the parcel, it may limit excavation or building to preserve or protect the site or may approve a plan or conditions to provide for appropriate evaluation, excavation or protection of the resource. If resources must be disturbed because no feasible alternative exists, documentation of the resource shall be undertaken and provided to the Town and to the Maine Historic Preservation Commission.

4. Renewable Energy Systems

- A. **Purpose.** Recognizing that historic properties may need to adapt to changing technologies, this section is intended to provide clear standards for the review of the installation of renewable energy systems, including but not limited to solar panels or windmills, on historic properties. The intent is not to discourage the installation of Renewable Energy Systems, but to ensure that historic resources and the overall character of historic districts is protected to the extent practical.
- B. **Applicability.** The following standards shall be used by the Permitting Authority Review Board in reviewing applications for Certificate of Appropriateness when the installation of Renewable Energy Systems are proposed on any Contributing property within the Historic Special District or on a designated Local Landmark building property.
- C. **Standards.**
 - 1. Where possible, all Renewable Energy Systems shall be placed in such a way that they are unable to be seen from the public realm. When, in the determination of the Review Board, this is not economically or technologically feasible, the Review Board may approve one of the following alternatives:
 - a. Renewable Energy Systems located on Accessory Buildings.

b. Renewable Energy Systems located on rear roof slopes, behind existing architectural features or parapets, where such visibility does not detract from the overall historic character of the property.

c. Ground-mounted Renewable Energy Systems located in the rear yard.

~~c.d.~~ Only in instances when the Review Board determines, based on information provided by the applicant, that none of the above are technologically or economically feasible, the Renewable Energy System may be placed in such a way where it will be seen from the public realm. The standards in subsection C.2 below must be met.

2. The following standards shall be met when the installation of Renewable Energy Systems is proposed on the roof of a structure:

- a. Permanent removal of historic roofing materials as part of the installation of solar panels on portions of a roof visible from the public realm shall not be undertaken.
- b. Permanent removal or otherwise altering a historic roof element and configuration (dormers, chimneys, or other features) on portions of a roof visible from the public way shall not be undertaken.
- c. Any installation procedure that will cause irreversible changes to historic features or materials on portions of a roof visible from the public realm shall not be undertaken.
- d. The placement of solar panels on top of visible slate or clay tile roofing shall not be undertaken in any instance.
- e. The color of conduit and all attachment mechanisms for Renewable Energy Systems shall be painted to be compatible with the existing building materials, including roof, siding, or similar.
- f. The placement of panels in an array shape that does not echo that of the visible roof plane shall not be undertaken in any instance. Solar panels must be consistent with the existing pitch of the roof.

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Article 3: Administration

1. Historic Preservation Review Board.

- A. **Membership.** The Historic Preservation Review Board's membership shall be comprised of five regular members. There shall be at least one member from each of the Town's three Historic Special Districts (Damariscotta Mills, Sheepscot Village, and Glidden Street).
- B. **Appointment.** Members of the Historic Preservation Review Board (the Review Board) shall be appointed by a majority vote of the Selectboard to serve staggered terms of 3 years.
- C. **Qualifications.** Appointments to the Review Board shall be made on the basis of demonstrated interest, knowledge, ability and experience to promote historic preservation in Newcastle. It is preferred that members have architectural design skills or other experience related to historic preservation, such as history, architectural history, landscape architecture, planning, engineering, law, archaeology and building construction or trades.
- D. **Board Rules.** The Review Board may adopt rules of procedure and policy as it may deem necessary to conduct its affairs, following a public hearing thereon. Board rules shall include application forms and checklists of required submittals that will sufficiently allow applicants to demonstrate compliance with the relevant standards of review. Meetings. The Review Board should hold at least one meeting per month, or more as it deems necessary. A quorum of at least three members will be required for voting purposes.
- E. **Meetings.** The Review Board should hold at least one meeting per month, or more as it deems necessary. A quorum of at least three members will be required for voting purposes.
- F. **Responsibilities.**
 - 1. The Historic Preservation Review Board reviews applications for Certificate of Appropriateness determined to be either Tier 2 or Tier 3 Projects under Article ~~32~~, Section ~~2.F and 2.GF and G-C~~, below. The review of such applications is limited to the applicable review standards under this Ordinance. The Historic Preservation Review Board's authority is limited to the standards of this Ordinance, as may be amended.
 - 2. The Historic Preservation Review Board provides a report to the Planning Board and Selectboard following a petition to establish or expand the Historic Special

District or a petition to designate a property as a Local Landmark as described in Article 3, Section 3.7 below.

3. The Historic Preservation Review Board may provide advice to the Planning Board, Selectboard, or any other Town body regarding historic preservation and issues or opportunities related to historic preservation in Newcastle.

3. ~~The Historic Preservation Review Board reviews~~ Review and makes recommendations regarding all National Register proposals for properties and districts within the Town.

5. The Historic Preservation Review Board maintains the Town's Historic Resources Inventory, including making determinations of whether a property within the Historic Special District is Contributing or Non-contributing, as defined. To assist in the maintenance of the Historic Resources Inventory, the Historic Preservation Review Board shall conduct or cause to be conducted a continuing survey of historic, architectural and cultural resources in the community.

4-6. The Historic Preservation Review Board acts to advance the Purpose and Intent of this Ordinance as described in Article 1, Section A.

2. Procedure for Certificate of Appropriateness.

A. **Application & Fees.** A Certificate of Appropriateness application must be filed, including payment of the applicable fee, with the Planning Department on forms created by the Town for that purpose.

B. Escrow.

1. Where a Permitting Authority determines that the scale or complexity of a project necessitates third party professional or technical services to assist with project review and determination of compliance with the relevant standards of this Ordinance, the applicant may be required to escrow funds with the Town prior to the commencement of project review.

2. Funds will be held by the Town Treasurer and any balance of funds remaining at the conclusion of project review will be returned to the applicant.

3. The escrow fund amount shall be set by the Selectboard and will be available on the Town's adopted Fee Schedule.

B.C. Determination of Completeness. Upon receipt of an application, the Planning Department shall determine whether the application is complete and shall determine whether the scope, nature, or scale of the proposed project requires review by the Historic Preservation Review Board or

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whether it is a minor or routine project that is appropriately reviewed at the administrative level.

C.D. **Other Permits.** No Permit, including Demolition Permits, Use Permits, or otherwise, may be issued for any construction, reconstruction, alteration, or demolition until a Certificate of Appropriateness has been issued by the relevant Permitting Authority in accordance with this Ordinance.

D.E. **Tier 1 Projects.**

1. **Permitting Authority.** Tier 1 Projects shall be reviewed administratively by the Planning Department.
2. **Applicability.** Tier 1 Projects include various projects in which the visual character of the property is not substantially changed, including, but not limited to, the following:
 - a. The removal of ~~architectural materials and~~ features that are not in compliance with Section 3.C below (e.g. because they have no historical basis or create a false sense of historical development);
 - b. The replacement of materials and features not in compliance with Section 3.C below with materials and features that are in keeping with Section 3.C (e.g. replacing architectural features that have no historical basis with ones that do);
 - c. The installation of missing historical materials and features, supported by documentation;
 - d. Repointing and other masonry repairs;
 - e. Construction or replacement of patios or decks where the majority of the patio or deck cannot be seen from the public realm;
 - f. Exterior placement of meters, vents, cable or telephone boxes, wiring, antennas, satellite dishes, and components of HVAC systems, when the placement is on the primary facade;
 - g. Addition, removal or replacement of cloth, canvas or acrylic awnings that otherwise comply with the relevant review standards;
 - h. Removal of deteriorated accessory buildings which are not original to the site or otherwise historically significant;
 - i. Installation of a temporary structure designed to promote safe access for individuals with disabilities, so long as the temporary structure can be removed and does not impact the essential form of the property;

- j. The installation of fences or low walls of wood, stone, brick or similar (unless proposed in the Frontage Zone of the lot);
- k. The replacement of exterior light fixtures and the installation of new light fixtures, including fixtures to illuminate signage.

3. Exemption. Tier 1 Projects proposed on structures or sites which have been determined by the Historic Preservation Review Board to be Non-contributing, so defined, are exempt from review. There shall be a rebuttable presumption that all structures within the Historic Special District shall be contributing unless expressly identified otherwise within the Historic Resource Inventory. Where the Permitting Authority or the owner believes that the identification is erroneous, the Historic Preservation Board shall determine whether the structure is Non-contributing.

3.4. Process. Where staff determines that such an application meets the relevant review standards, the Certificate of Appropriateness shall be issued by staff within ten (10) business days, without presentation to the Historic Preservation Review Board for approval. If the Planning Department has not acted within ten (10) business days, the applicant may seek approval from the Review Board, rather than staff. Inaction by the Planning Department does not constitute approval or disapproval of the application.

- a. Applicants proposing Tier 1 Projects may elect for their application to be reviewed by the Review Board rather than the Planning Department according to the procedures and standards required for a Certificate of Appropriateness, as may be applicable.
- b. If the applicant is not satisfied with the determination of the Planning Department, the applicant shall be permitted to have the entire application reviewed by the Review Board. Staff can, for any reason, forward any Minor Project to the Review Board for review. The Planning Department shall provide the Review Board with written notice of any action taken on applications as an informational item at the next meeting.

E.F. Tier 2 Projects.

1. **Permitting Authority.** Tier 2 Projects are reviewed by the Historic Preservation Review Board at a duly-noticed public hearing.
2. **Applicability.** Tier 2 Projects involve a change in appearance of a property which is more substantial than Tier 1 but not as impactful to the overall fabric of the neighborhood as Tier 3 Projects. They include, but are not limited to, the following:
 - a. Replacement of architectural details when there will be a change in design ~~or materials~~ from the original or existing details;
 - b. The installation of fences or low walls of wood, stone, brick or similar, when proposed to be installed within the Frontage Zone of the lot;

- c. The installation of Renewable Energy Systems (unless the installation is proposed on a Non-contributing property, in which case, it shall be exempt from obtaining a Certificate of Appropriateness);
 - d. Changes to roof lines, including rooftop additions, rooftop decks, or dormers.
 3. **Process.** If the Planning Department determines that the project is complete and should be reviewed by the Historic Preservation Review Board as a Tier 2, the item shall be scheduled for the next available Review Board meeting, provided that the noticing requirements of Section 2.D can be met prior to that meeting. Within thirty (30) days of the closing of the public hearing, the Review Board must make a decision to approve, approve with conditions, or deny the application.

F-G. Tier 3 Projects.

1. **Permitting Authority.** Tier 3 Projects are reviewed by the Historic Preservation Review Board at a duly-noticed public hearing, and typically require the assistance of a qualified historic preservation consultant to assist the Review Board with their review of the application.
2. **Applicability.** Tier 3 Projects involve a change in the appearance of a property which is more substantial in nature than Tier 1 or Tier 2 Projects. They include, but are not limited to, the following:
 - a. New Construction or Additions to buildings;
 - b. Demolition of any part of a structure;
 - c. Discovery of any archaeological resource on the site;
 - d. Moving of buildings;
 - e. New Additional Structures.
3. **Process.** If the Planning Department determines that the project is complete and should be reviewed by the Historic Preservation Review Board as a Tier 3 Project, the item shall be scheduled for the next available Review Board meeting, provided that the noticing requirements of Section 2.D can be met prior to that meeting. Within thirty (30) days of the closing of the public hearing, the Review Board must make a decision to approve, approve with conditions, or deny the application.

G-H. Public Hearings.

1. The Review Board shall hold a public hearing on each Tier 2 or Tier 3 application for Certificate of Appropriateness prior to a decision being rendered. A notice of the hearing shall be mailed by the Town to direct abutters via USPS first class mail,

postmarked at least 7 days in advance of the hearing. A notice shall also be posted by the Planning Department at the Town Office and on the Town's website. In the case of an application for a new Primary Building or an addition to an existing Primary Building, the noticing area shall be extended to abutting property owners within 250' of the subject property. Notice shall be made by the applicants, with receipt of mailing required to be submitted to the Town.

2. Public Hearings or notification are not required for Tier 1 Projects reviewed administratively.

H.I. Approval. If the Permitting Authority determines that the proposed Addition, Alteration, Relocation, New Construction or Demolition meets the standards of this Ordinance, it shall approve a Certificate of Appropriateness, and shall notify the applicant and Code Enforcement Officer, in writing, of the determination along with any conditions of approval.

H.J. Denial. If the Permitting Authority determines that a Certificate of Appropriateness should not be issued, it shall make findings describing how the application does not meet the standards of this chapter. However, in order to prepare more detailed findings, the Review Board may postpone the decision for up to ten (10) business days in order to prepare and adopt more-detailed findings. The Review Board shall notify the applicant and the Code Enforcement Officer within ten (10) business days of the final determination.

H.K. Time Limits on Certificates of Appropriateness.

1. If substantial construction has not commenced within one year of the issuance of a Certificate of Appropriateness, the approval shall be null and void except that the deadline may be extended for one additional six-month period by the Planning Department upon written request of the applicant. The written request for an extension must be submitted before the date of expiration of the initial approval. After the approval has expired or an extension has been denied, the applicant may reapply to the Review Board at any time without prejudice. The extension shall be approved by the Planning Department, as outlined above, unless there is:
 - a. Additional information that indicates that the plan does not meet the standards of this Ordinance;
 - b. A failure to meet a condition of approval;
 - c. An amendment to this Ordinance that prohibits or otherwise alters the proposed project.

3. Establishment of Historic Special Districts or Local Landmarks

A. Purpose. To provide a clear amendment process for the establishment or expansion of Historic Special Districts or Local Landmarks, in accordance with Title 30-A, M.R.S.A § 4352 (Zoning Ordinances), as may be amended from time to time

B. Applicability. This section shall apply to any petition to establish a new Historic Special District or expand an existing Historic Special District, regardless of who is petitioning. In addition, this section shall apply to the petition by the property owner or their agents/assigns to establish a Local Landmark.

C. Procedure.

- 1. Application.** Any person or group seeking to add or expand historic districts shall request the amendment in writing to the Historic Preservation Review Board. Any proposal by the Selectboard or Planning Board shall be referred to the Review Board for comment before any further action. Any applications shall be in writing.
- 2. Studies and recommendations.** Before making its recommendation concerning the proposed establishment or expansion of an historic district or Local Landmark, the Review Board may conduct studies and research on the proposal. The Review Board shall make a report on every request received within six months. The final report shall also be mailed to the Maine Historic Preservation Commission for review.
- 3. Public hearing.** Prior to making a recommendation concerning the proposed establishment or expansion of an historic district or Local Landmark, the Review Board shall hold a public hearing on the request, after due notice is provided twice in a newspaper of general circulation. The date of the first publication must be at least 12 days before the hearing and the date of the 2nd publication must be at least 7 days before the hearing. The notice must be written in plain English, understandable by the average citizen. Mailed notice of the proposal shall also be sent to the applicant, owners of all property to be included within the proposed designation, and property within a 250-foot radius of the property under consideration.
- 4. Final report.** Not later than 30 days after the public hearing, the Review Board shall submit a final report to the Planning Board with the Review Board's recommendation.
- 5. Further action.** After receipt of the Review Board's recommendations, as provided above, the petition will make its way through the Zoning Amendment process as described in Article 7, Section 21 of the Core Zoning Code.

D. Eligibility for Historic Designation. The properties designated in accordance with this section shall have one or more of the following characteristics:

- 1. History of Newcastle.** Structures, buildings or sites at which events have occurred that contribute to and are identified with or significantly represent or exemplify the broad

cultural, political, economic, military, or social history of Newcastle, the State of Maine, or the nation, including sites or buildings at which visitors may gain insight or see examples of particular items or of larger patterns in the North American heritage.

2. **Persons.** Structures, buildings or sites associated with important historic persons.
3. **Ideas.** Structures, buildings or sites associated with important examples of a great idea or ideal.
4. **Architecture.** Structures or structural remains and sites embodying examples of architectural types or specimens valuable for the study of a period, style or method of building construction; for the study of community organization and living; landscaping; a single notable structure; or a site representing the work of a master builder, master designer, architect or landscape architect.
5. **Visual continuity.** Structures or buildings contributing to the overall visual continuity of the historic district.
6. **National Register.** Those sites or areas listed on or eligible for listing on the National Register of Historic Places.

4. Interim Protection for Nominations

- A. **Nominated Local Landmarks and Historic Districts.** From the time of nomination until the Historic Preservation Review Board acts upon such nomination, a site, structure, object or area nominated but not yet designated as a Local Landmark or Historic Special District, including expansions to existing Historic Special Districts, shall be subject to all of the provisions of Article [2, Section 24](#) governing demolition, to the same extent as if designated. Upon final action of the Historic Preservation Review Board recommending designation, the structure or area nominated shall be subject to all of the protections of Article [2, Section 24](#) of this Ordinance until such time as a final decision on designation by the legislative body of the Town of Newcastle becomes effective. If the legislative body rejects designation or fails to designate a property, that property shall no longer be subject to the provisions of Article [2, Section 4](#) of this Ordinance.

5. Enforcement

- A. Where the applicant has done work or caused work to be done on a structure or a property for which a Certificate of Appropriateness is sought and such work is either not done in compliance with an approval received under this Ordinance, or any other Ordinance of the Town of Newcastle, or was performed without the approvals required under this Ordinance or any other Ordinance of the Town of Newcastle, no application for such structure or property shall be considered by the Planning Department or by the Historic Preservation Review Board until the work done without approval is brought into compliance with the requirements of the relevant Ordinance.

- B. Review of any application by the Planning Department or by the Historic Preservation Review Board shall not constitute waiver of any future claims by the Town concerning violations and shall not stop the Town from prosecuting any violation.
- C. Failure to perform any act required by this Ordinance or of any conditions of approval on any Certificate of Appropriateness issued hereunder, or performance of any act prohibited by this Ordinance, shall constitute a violation and be subject to a fine as provided in 30-A M.R.S. §4452, as may be amended. Each day on which there is failure to perform a required act or on which a violation exists shall constitute a separate violation for purposes of this section.

Article 4: Definitions

Accessory Building: Same as the definition found in Article 8 of the Core Zoning Code.

Addition: An improvement that increases the square footage of a structure. These include lateral additions added to the side or rear of a structure or vertical additions added on top of a structure.

Additional Structure: Same as the definition found in Article 8 of the Core Zoning Code.

Alteration: For the purposes of this Ordinance, this includes any change in ~~siding materials, roofing materials,~~ foundations, gutters, door and window sash and integral decorative elements, such as, but not limited to, cornices, brackets, window architraves, doorway pediments, railing, balusters, columns, cupolas and cresting and roof decorations. This definition also includes the addition of rooftop solar panels, skylights, utilities, and similar when seen from the public realm.

Applicant: Same as the definition found in Article 8 of the Core Zoning Code.

Architectural Feature: The architectural elements embodying style, design, general arrangement, and components of the exterior of any building or structure, including, but not limited to: decorative elements, the kind or texture of the building materials, and the style and type of all windows, doors, lights, and porches.

Certificate of Appropriateness: The approval documentation indicating compliance with the relevant standards of this Ordinance.

Character or Character-Defining: The visual aspects and physical features that comprise the appearance of a building, ~~which may include including~~ the overall shape of the building and its materials, craftsmanship, decorative details, and unique aspects of its site or environment.

[Contributing: A classification applied to a site or structure within the Historic Special District signifying that it contributes generally to the qualities that give the district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district in Article 3, Section 3.D.](#)

Demolition: The razing of a building or a structure or the removal of any exterior architectural feature or structure or object.

Frontage Zone: Same as the definition found in Article 8 of the Core Zoning Code.

Hazard Building(s): Any building which, because of inadequate maintenance, dilapidation, physical damage (including damage from a fire, flood, or similar), unsanitary condition, or abandonment, constitutes a fire hazard or a danger to public health.

Historic Preservation: Broadly, this is a conversation about the past for the purposes of planning for the future. For the purposes of this Ordinance, this means identifying and regulating buildings, structures, sites or districts with cultural, social, architectural or historic value in order to communicate with future generations those places (including individual buildings or sites and whole neighborhoods) which have been important or significant to the broader story of the Town of Newcastle and its inhabitants.

Historic Resource Inventory: An inventory, maintained by the Town, of sites, buildings and resources within the Historic Special Districts, their classifications (whether Contributing or Non-contributing, so defined), and, if applicable, their Character-Defining features.

Historic Special Districts: Those shown on the Official District Map of the Town of Newcastle, Maine as may be amended from time to time. The Official District Map is included in Article 1 of the Core Zoning Code.

Legislative Body: Voters of the Town of Newcastle at a duly-noticed Town Meeting.

Local Landmarks: Those properties, which may be located outside of the Historic Special Districts but which have significant architectural, social, cultural or historical value in their own right, and which have been designated as Local Landmarks ~~through the process outlined in Article 3, Section 3as provided in Article 7~~ of this Ordinance. Only property owners or their agents/assigns may initiate a petition to designate their property as a Local Landmark.

Minor Alteration: Incidental changes or additions to a building which will neither result in substantial changes to any significant historic features nor obscure such features. In no event shall any change be deemed minor when, in the determination of the Planning Department, such change shall alter the historic character of the building.

New Construction: New construction includes the placement of a new Primary or Accessory Building on a site, whether the new building is post-and-beam construction or factory-built/manufactured.

Permitting Authority: The Planning Department or the Historic Preservation Review Board, as may be applicable.

Non-contributing: A classification applied to a site or structure, or a portion thereof, within the Historic Special District signifying that: 1) it does not contribute generally to the qualities that give the historic district cultural, historic, architectural, or archaeological significance as embodied in the criteria for designating a historic district; 2) it was built after ~~XXXX, 1973~~; or 3) where the location, design, setting, materials, workmanship, and association have been so altered or have so deteriorated that the overall integrity of the site or structure has been irretrievably lost. A portion of an otherwise contributing structure may be determined by the Historic Preservation Review Board to be non-contributing if it meets one or more of the above conditions.

Commented [3]: the date 50 years before the adoption of the Historic Preservation Ordinance. 50 is not simply an arbitrary number; typically, for something to be eligible for listing in the National Register of Historic Places it needs to be 50 years or older (though I am open to discussing this number and revising as desired by the Committee)

Planning Department: The Town Planner or their designee.

Primary Building: Same as the definition found in Article 8 of the Core Zoning Code.

Principal Facade or Principal Elevation: The front of a building facing the street.

Proportions: The relationship of the size, shape, and location of one building element to all of the other elements; each architectural style typically has its own rules of proportion.

Projections: A part or feature of a building which extends out beyond the enclosing walls (for example, steps, porches, or enclosed entries, or bay windows, balconies, and cornices).

Public Realm: All public or civic lands including publicly-owned parks and open spaces, roads, sidewalks, rights-of-way, frontage zones, and water bodies.

Reconstruction: The act or process of depicting, through new construction, the form, features, and details of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time (usually using documentary or photographic evidence).

Renewable Energy Systems: Systems that harness energy from solar, geothermal and/or wind sources.

Repointing: To repair the joints of brickwork or masonry with mortar or cement.

Review Board: The Newcastle Historic Preservation Review Board, as established by Article ~~32~~ of this Ordinance.

Rhythm: An ordered, alternating, recurring pattern of solids (walls) to voids (windows and doors) in building facades along the street. The recurrent alternation of walls to windows and doors (solids to voids) along the front facade of a building establishes a pattern which can be perceived when observing the building from a distance.

Temporary: For the purposes of this Ordinance, the term Temporary shall have the same meaning as Temporary Structure, as outlined in Article 4, Section 9 of the Core Zoning Code.