

An aerial, sepia-toned illustration of a historic town. A train is visible in the upper left, moving along a track. The town is densely packed with buildings, streets, and trees. A river or canal flows through the lower right portion of the scene. The overall style is that of a historical map or engraving.

**Town of Newcastle
Public Informational Meeting
Draft Historic Preservation Ordinance**

July 26, 2023

What We'll Cover

- What is Historic Preservation?
- Myths + Facts
- How did we get here?
- Overview of Newcastle's Draft Ordinance
- Next Steps
- Q+A

What is Historic Preservation?

- Broadly, 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.

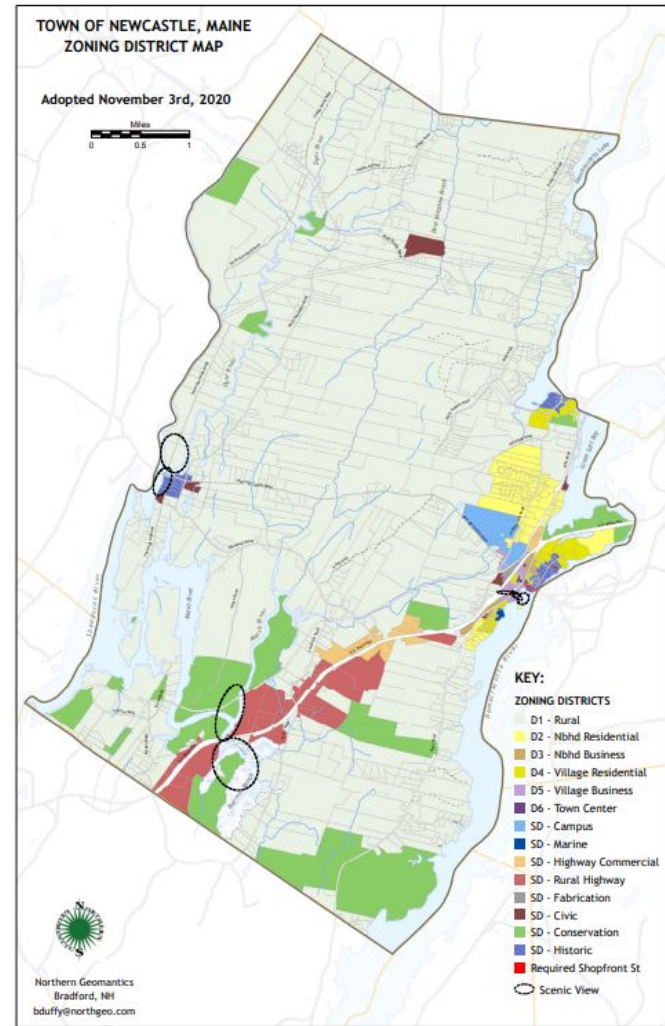
Myths + Facts

- Listing on the National Register of Historic Places prevents a building from being demolished **MYTH**
- Adopting a Demolition Delay or a Historic Preservation Ordinance locally is the tool most often used to prevent demolitions of identified structures **FACT**
- Inclusion in a local ordinance prevents me from painting my house **MYTH**
- Inclusion in a local ordinance prevents me from making any changes to my house **MYTH**

How did we get here?
Why is this happening now?

Overview of Newcastle's Draft Ordinance

- The proposed Ordinance will impact all properties within the adopted SD-Historic zoning district **(purple color)**
 - Sheepscot Village, Damariscotta Mills, and Glidden Street neighborhood



Overview of Newcastle's Draft Ordinance

- Establishes a Historic Preservation Review Board that would be tasked with reviewing certain, designated projects
- Establishes 3 tiers of review:
 - Tier 1: Staff-level, administrative review by the Town Planner
 - Tier 2: Review and public hearing at a meeting of the Historic Preservation Review Board
 - Tier 3: Same as Tier 2, but may also require technical assistance by a hired historic preservation consultant

Overview of Newcastle's Draft Ordinance

- Tier 1 (Staff Review) Projects:
 - The removal of materials and features that have no historical basis or create a false sense of historical development;
 - The replacement of architectural features that have no historical basis with ones that do;
 - The installation of missing historical materials and features, supported by documentation;
 - Repointing and other masonry repairs;
 - Construction or replacement of patios or decks where the majority of the patio or deck cannot be seen from the public realm;
 - 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;
 - Addition, removal or replacement of cloth, canvas or acrylic awnings that otherwise comply with the relevant review standards;
 - Removal of deteriorated accessory buildings which are not original to the site or otherwise historically significant;
 - 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;
 - The installation of fences or low walls of wood, stone, brick or similar (unless proposed in the Frontage Zone of the lot);
 - The replacement of exterior light fixtures and the installation of new light fixtures, including fixtures to illuminate signage.

Overview of Newcastle's I

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- The replacement of architectural features;
- The installation of missing historical materials;
- Repointing and other masonry repairs;
- Construction or replacement of patios or other structures that cannot be seen from the public realm;
- 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**;
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Primary Facade: The front of a building facing the street.

Overhangs and Signage

Frontage Zone: Same as the definition found in Article 8 of the Core Zoning Code, the Frontage Zone is the land area between the front facade of the building and the public or private road, right-of-way, easement, civic space or water body.* The Frontage Zone applies along both the primary and secondary frontages (for corner lots or lots with water frontage), but does not apply to alleys.

**Additional Setbacks may be included within the Frontage Zone depending on District.*

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Overview of Newcastle's Draft Ordinance

- Tier 2 (Review Board) Projects:
 - Replacement of architectural details when there will be a change in design or materials from the original or existing details;
 - 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;
 - The installation of Renewable Energy Systems;
 - Changes to roof lines, including rooftop additions, rooftop decks, or dormers.

Overview of Newcastle's Draft Ordinance

- Tier 3 (Review Board) Projects:
 - New Construction or Additions to buildings;
 - Demolition of any part of a structure;
 - Discovery of any archaeological resource on the site;
 - Moving of buildings;
 - New Additional Structures.

Overview of Newcastle's Draft Ordinance

- All projects (regardless of who reviews them) would be subject to the standards as outlined in the Ordinance
 - Alterations and Additions
 - Demolitions and Relocations
 - New Construction and Additions
 - Special standards for Renewable Energy Systems
- In general, all standards were based on the Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation
 - Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Overview of Newcastle's Draft Ordinance

- Outlines a process for expanding or adding historic districts
- Outlines a voluntary process for establishing Local Landmarks (one-off buildings that may be outside of historic districts but which still add to the overall architectural, cultural, or historical character of Newcastle)

Next Steps

- Ad-Hoc Historic Preservation Ordinance Committee will meet again to discuss any changes that may need to be made as a result of this meeting
- Public hearing with the Planning Board will be scheduled
 - Changes that may need to be made as a result of that public hearing will be made
- Public hearing with the Selectboard will be scheduled
- Will be added to a Special Town Meeting Warrant

Q+A