

Narragansett Historic District Commission

Historic Preservation Standards and Guidelines

October 4, 2010

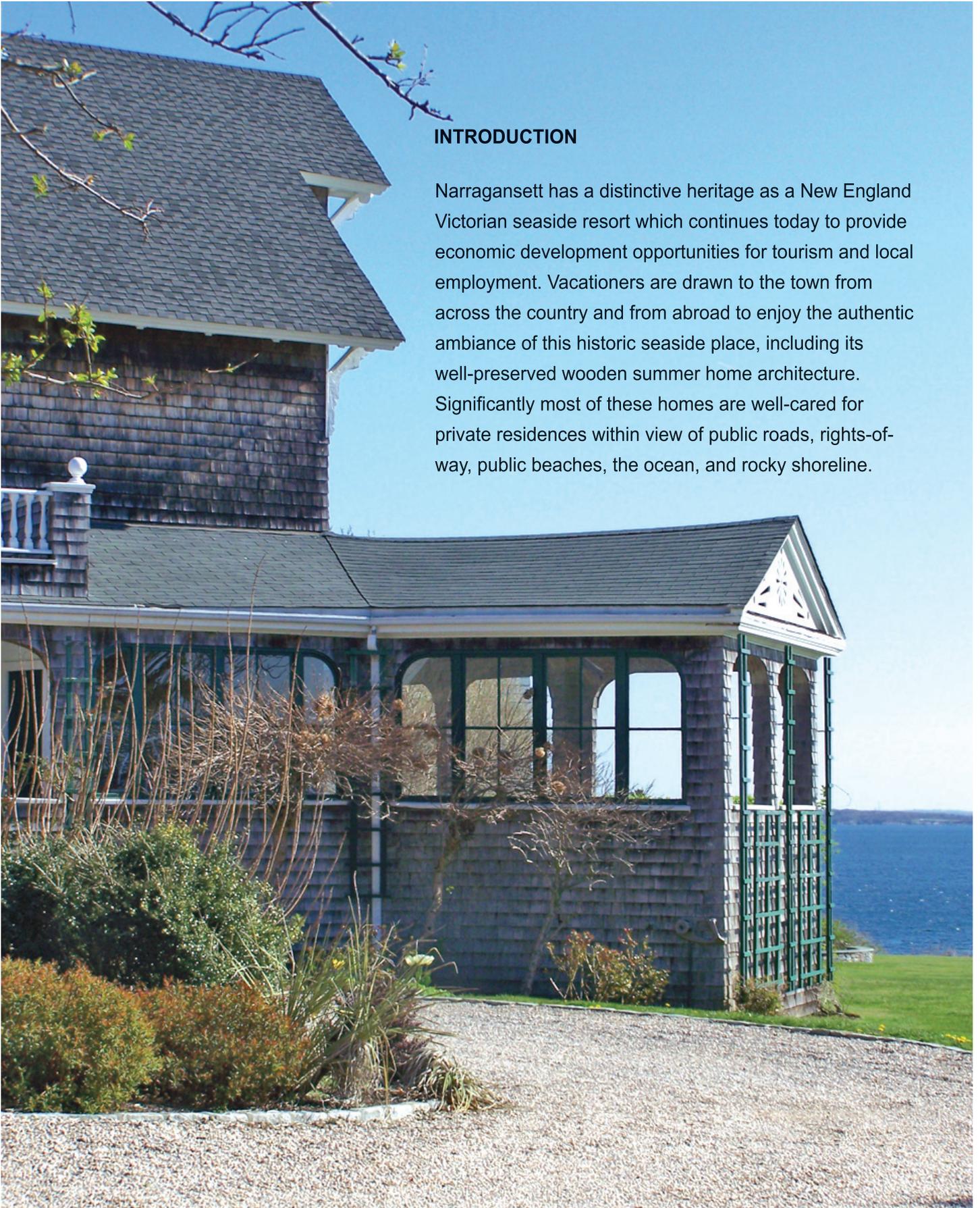


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INTRODUCTION

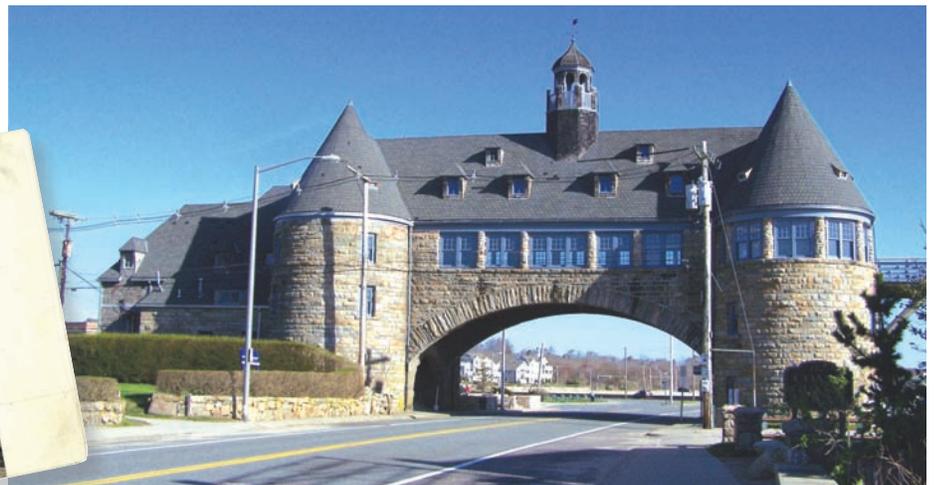
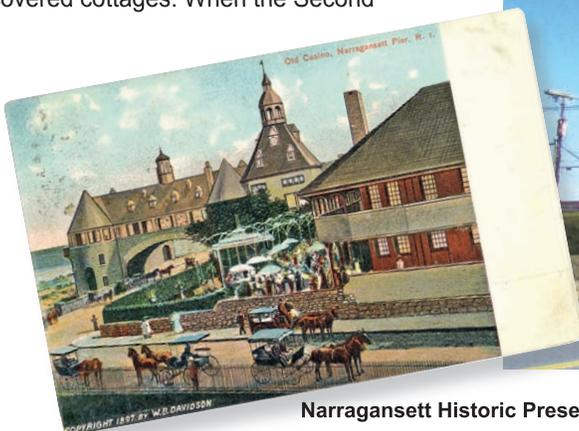
Narragansett has a distinctive heritage as a New England Victorian seaside resort which continues today to provide economic development opportunities for tourism and local employment. Vacationers are drawn to the town from across the country and from abroad to enjoy the authentic ambiance of this historic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

NARRAGANSETT'S HISTORIC DISTRICTS

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

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

Empire style became the national vogue, a one-and-one-half-story mansard-roofed building (demolished circa 1890) appeared at 41 Ocean Road. The Second Empire style building, Sea Lawn, now standing on that site was moved from its original location on Mathewson Street in the late 1890s. The late nineteenth-century predilection for picturesque ornamentation and massing led to widespread use of the Shingle Style, which is represented in Miramar Cottage and the remodeling of its northern neighbor, Hopewell.



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

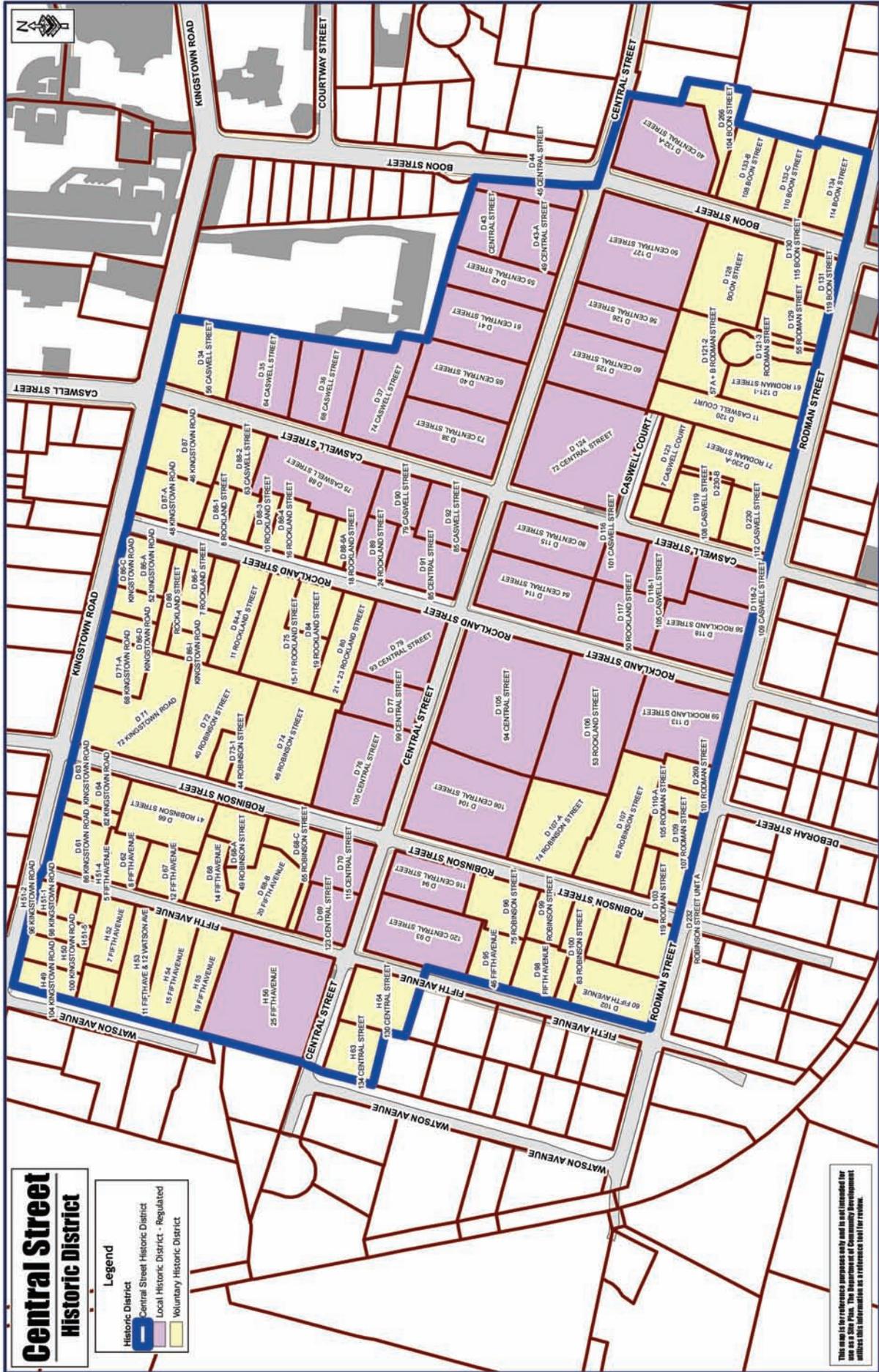


The **Earle's Court Historic District** is a residential area located a quarter of a mile west of the Narragansett Bay shoreline and several blocks south of the once thickly built-up summer colony of Narragansett Pier. It includes two contiguous housing developments, Earle's Court and the Sherry Cottages,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



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





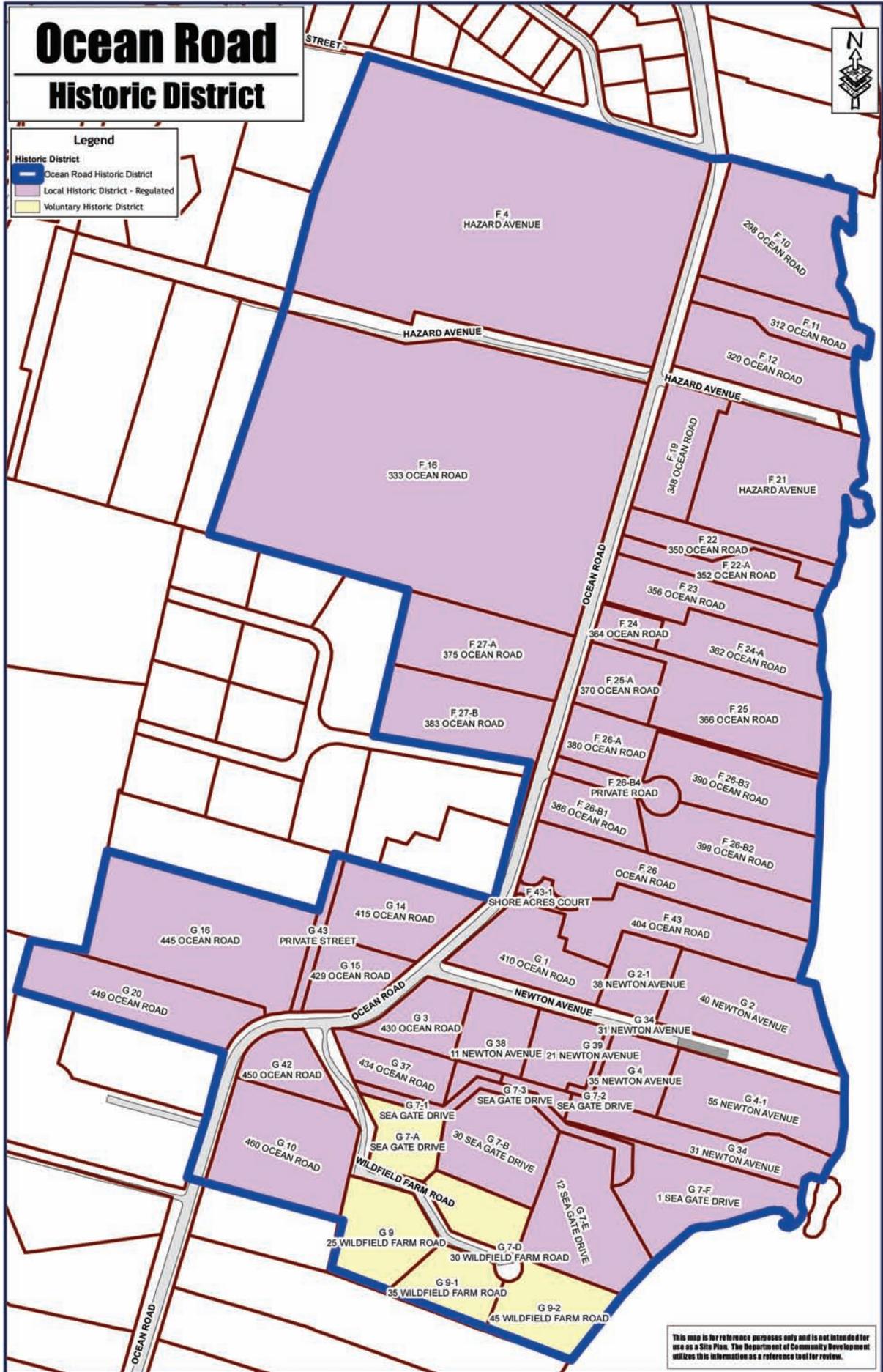


**Earles Court
Historic District**

Legend

- Historic District
- Earles Court Historic District
- Voluntary Historic District

This map is for reference purposes only and is not intended for use as a site plan. The Board of Commissioners will use this information as a reference tool for review.



YOUR PROJECT: ESTABLISHING A SENSITIVE APPROACH

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



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

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

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

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

CONSIDER EXPEDITED REVIEW

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

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

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

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



Certificate of Appropriateness

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

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

Property Owner: _____

Property Address: _____ Plat/Lot: _____

Historic District: _____ NHDC Application Number: _____

Scope of Work: _____

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

Conditions of Approval: _____

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

Signature of NHDC Chair or Staff _____ Date of Issue _____

APPROPRIATE

Section 1:

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

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

BEWARE CHANGE IN USE:

- 1 New uses that require the least change to existing structures are encouraged.
- 2 Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

PRESERVE CHARACTER-DEFINING FEATURES:

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

PROTECT AND MAINTAIN EXISTING HISTORIC STYLISTIC ELEMENTS:

- 4 Protection includes the maintenance of historic material through treatments such as weather-proofing, caulking, and re-painting.
- 5 Use non-abrasive or "soft" procedures for cleaning, refinishing, and repairing historic materials.



Second Empire: 1860-1880
Mansard roofs, cornice brackets

Narragansett's Victorian architectural styles



Stick Style: 1870-1885
Frame expressed, Gothic lines

NOT APPROPRIATE

Section 1:

CHANGE IN USE:

- 1 Planning a new use for a historic building and its setting which will require significant changes to the existing structures and setting to accommodate the new use and thereby requiring extensive modifications to historic character-defining elements.
- 2 Failing to provide a compatible use for the building that will require only minimal alteration to the building and its site.

CHARACTER-DEFINING FEATURES:

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

HISTORIC STYLISTIC ELEMENTS:

- 4 Failing to protect and maintain historic material through treatments such as weather-proofing, caulking, and repainting.
- 5 Using abrasive procedures for cleaning, refinishing, and repairing historic materials which erode and destroy protective surface layers.



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

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



APPROPRIATE

MINIMIZE INTERVENTION, REPAIR RATHER THAN REPLACE:

- 6 Deteriorated architectural features should be repaired rather than replaced, wherever possible.
- 7 Patch, piece-in, splice, consolidate, or otherwise repair the existing exterior material, using recognized preservation methods, whenever possible.



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

- 8 Match the original material when feasible. A substitute material is acceptable if the form and design of the substitute conveys the visual appearance of the original. Composite materials may be acceptable provided they match the original in surface texture and dimension.
- 9 When disassembly of a historic element is necessary for its rehabilitation, or when a historical feature needs to be moved to be saved, repaired, or rebuilt, use methods that minimize damage to the original materials.
- 10 Always devise methods of replacing the disassembled materials in their original configuration.



- 11 Replacement of missing architectural features should be based upon historical documentation to produce accurate duplications of the original style and character.
- 12 In the event replacement is necessary, the new material should match historical material being replaced in design, texture, and other visual qualities.

NOT APPROPRIATE

INTERVENTION

- 6 Replacing slightly deteriorated architectural features rather than repairing them.
- 7 Failing to patch, piece-in, splice, consolidate, or otherwise repair the existing exterior material, using recognized preservation methods, whenever possible, and removing and replacing with new materials.

REPAIR ACTIVITIES, REPLACEMENT OF MISSING PORTIONS

- 8 In replacing missing portions, failing to match, on close inspection, the look and feel of the original material. A substitute material is not appropriate if the form and design of the substitute does not convey the visual appearance of the original. Vinyl and aluminum siding are not appropriate because they do not convey the same surface texture and dimensional character as the stone and brick masonry, wooden shingle, and clapboard materials found in the districts.
- 9 When disassembly of an historic element is necessary for its rehabilitation, failing to use methods that minimize damage to the original materials.
- 10 Failing to plan carefully for the placement of disassembled materials back into their original configuration.
- 11 Failing to use historical documentation to create accurate duplications of missing original features.
- 12 Failing to match historical material being replaced with new materials that match in design, texture, and other visual qualities.

APPROPRIATE

- 13** In replacing newer, non-historical materials that have been substituted for original material, the design of the replacement work and materials should be substantiated by physical and/or pictorial evidence of original materials, whenever feasible.
- 14** Use building materials similar to those employed historically where feasible, although hard to maintain architectural features on upper floors may be reproduced in approved durable PVC and composite materials.
- 15** If alternate synthetic and/or composite materials must be used (such as PVC, or composite), the materials (clapboard or shingle) should be applied as individual components (not as sheets) in the traditional method and they should match the original in appearance as closely as is possible, including texture, profile, pattern, and weather surface.
- 16** Where reconstruction of an element is impossible because of a lack of historical evidence, then a new design that relates to the building in general size, scale, and material may be considered. Use design elements that reflect the building's style for replacement of features where insufficient documentation exists to reconstruct accurately original design details.

EXISTING ALTERATIONS MAY BE IMPORTANT TO RETAIN:

- 17** a. Preserve older alterations that have achieved historical significance.
- b. Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its surrounding neighborhood. These changes may have developed significance in their own right.
- c. An example of such an alteration may be a porch, a kitchen ell, turret, or bay window that was added to the original building early in its history.
- d. More recent alterations that are not historically significant may be removed.

ADDRESS SERVICE AREAS AND MECHANICAL EQUIPMENT:

- 18** Screen service equipment and trash containers from **public** view.
- 19** a. The visual impact of mechanical and electrical equipment including, but not limited to telecommunications devices, satellite dishes, should be minimized. These devices may be better located on the ground, in screened locations.
- b. Satellite dish use is strongly discouraged in visible areas. If a dish must be placed in view, it should be screened with fencing and or plantings. If roof placement is needed, the dish must be located on a rear section of roof.



NOT APPROPRIATE

- 13** Failing to substantiate replacement materials with physical and/or pictorial evidence of the original materials.
- 14** Failing to use materials similar to those employed historically.
- 15** If alternate synthetic and/or composite materials must be used (such as PVC, or composite), applying the materials (clapboard or shingle) in large sheets rather than as individual components in the traditional manner, thereby causing the new material to not convey (on close inspection) the same visual appearance as the replaced historical materials.
- 16** Where insufficient documentation exists to reconstruct accurately original design details, creating a new design for a missing feature that does not relate to the building in general size, scale, and material; and not using design elements that reflect the building's style for the replacement of features.

EXISTING ALTERATIONS:

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

SERVICE AREAS AND EQUIPMENT:

- 18** Failing to screen service areas, infrastructural equipment, and trash containers from public view.
- 19** Roof locations for mechanical and electrical equipment including wind generators and solar panels are generally not appropriate unless they can be screened from view.

Not appropriate
roof-mounted mechanicals

APPROPRIATE

ADDRESS ACCESSORY OR AUXILIARY BUILDINGS:

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



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

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

Section 2:

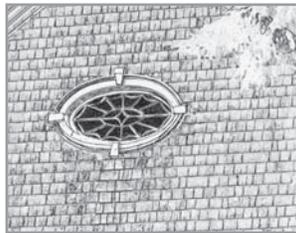
GUIDELINES FOR SPECIFIC REHABILITATION WORK

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

WOOD SIDING:

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

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



NOT APPROPRIATE

ACCESSORY OR AUXILIARY BUILDINGS:

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

Section 2:

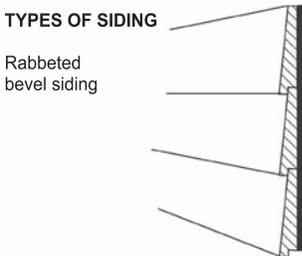
WOOD SIDING:

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

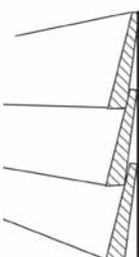
24 Using modern wood siding replacement treatments such as PVC and composite, unless used on secondary building facades not visible from a public way. Using new siding which does not match the original dimension and reveal is not appropriate. Cement board products, and vinyl and aluminum siding are not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

TYPES OF SIDING

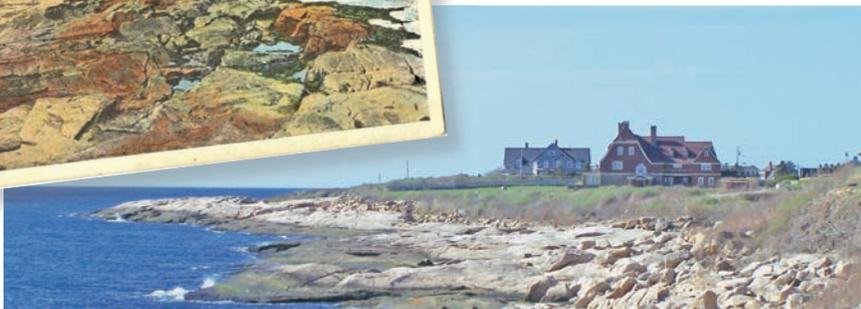
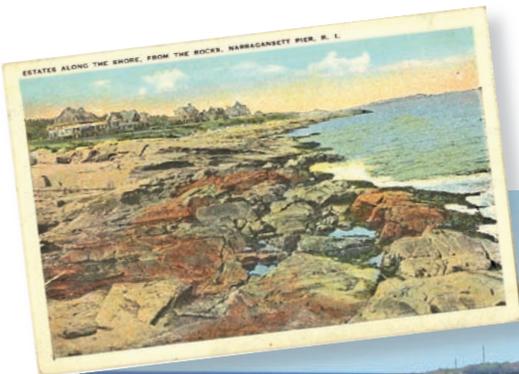
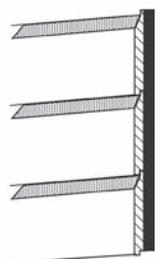
Rabbeted
bevel siding



Plain bevel
(clapboard) siding



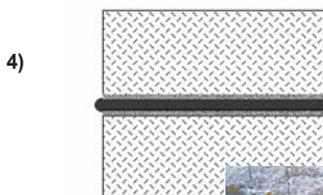
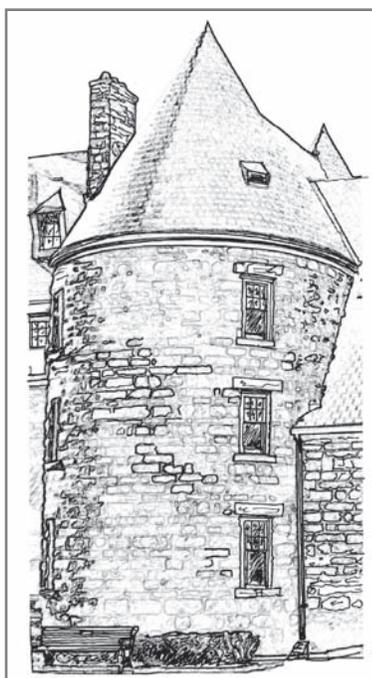
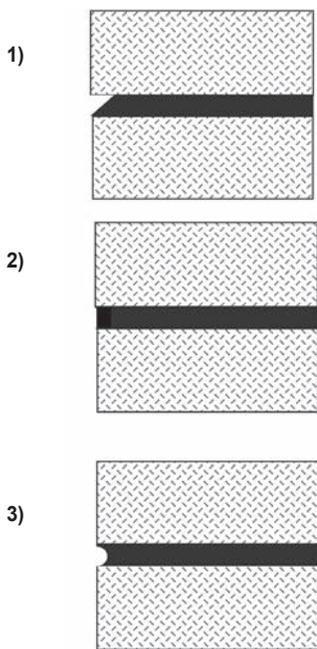
Shiplap siding



APPROPRIATE

MASONRY:

- 25** Clean masonry only when necessary to halt deterioration or remove heavy soiling.
- 26** Remove damaged or deteriorated paint or surface treatments only to the next sound layer using the gentlest method possible (such as hand scraping) prior to applying a new surface treatment.
- 27** Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp or damaged walls or loose stucco veneer work.
- 28** Remove deteriorated mortar between “soft” masonry (brick, etc.) by carefully hand-raking the joints to avoid damaging the surrounding masonry.
- 29** Duplicate old mortar in strength, composition, color, texture, and reveal.
- 30** Apply new, non-historic, surface treatments to repel water or moisture intrusion only after repointing and only if other masonry repairs have failed to arrest the problem.



MORTAR JOINTS

- 1) Struck with drip
- 2) Flush
- 3) Tooled
- 4) Beaded (raised)



Rough-surfaced masonry provides architectural character

NOT APPROPRIATE

MASONRY:

- 25** Cleaning masonry surfaces when they are not heavily soiled, thus subjecting surfaces unnecessarily to moisture or chemicals which can damage such surfaces.
- 26** Using methods of removing surface treatments (paint) such as sand-blasting, the application of chemical strippers and the like, which are destructive to masonry surfaces and mortar joints. Sandblasting brick or stone surfaces using dry or wet grit or other abrasives is generally not appropriate.
- 27** Removing non-deteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance. Using an all over “scrub” coating technique to repoint rather than traditional repointing methods is not appropriate.
- 28** Using mechanical saws and hammers (that can damage surrounding soft masonry work) to remove deteriorated mortar, rather than hand tools.
- 29** Changing the width and profile of historic mortar joints when repointing.
- 30** Applying water-proofing or water-repellent coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Such coatings may actually accelerate deterioration if the underlying problems are not corrected and they may change the historical appearance of the building.

APPROPRIATE

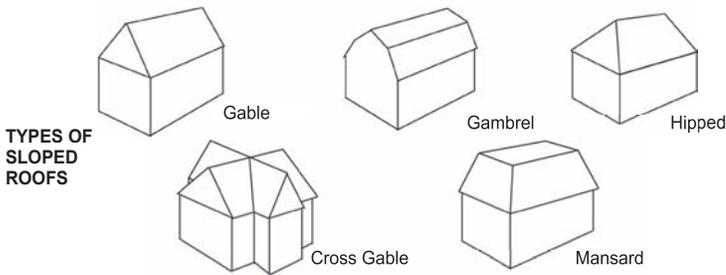
WOOD TRIM AND ORNAMENT:

- 31** Maintain historic trim and ornament. Provide proper moisture control and drainage so that water is not allowed to stand in flat, horizontal surfaces, or accumulate on or in decorative features.
- 32** Preserve existing trim and wooden architectural features such as (but not limited to) porch columns, balustrades, roof brackets, doorway enframements, window brackets and hoods, shutters, cupolas, and roof finials in place where they survive. Replace only if severely deteriorated with in-kind materials. PVC and composite materials may be appropriate for duplication and replacement if the feature is on an upper floor or roof, difficult to maintain, and severely deteriorated.
- 33** Where original trim is missing, replace missing elements with designs to match the original. Use original proportions for trim designs. As in #32 duplication of missing trim and ornament in materials such as PVC and composites may be considered, if the element is on an upper floor or roof, or subject to repeated water and moisture intrusion.



ROOFS:

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



TYPES OF SLOPED ROOFS



Simple Colonial roof

Complex Victorian roof



NOT APPROPRIATE

WOOD TRIM AND ORNAMENT:

- 31** Failing to maintain and repair historic trim and ornament. Failing to identify, evaluate, and treat the cause of wood deterioration such as (but not limited to) faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, overgrown plantings too close to the building trapping moisture, or insect or fungus infestation.
- 32** Failing to preserve existing trim and features, or replacing with unlike materials and design.
- 33** Where original trim is missing, replacing missing elements with designs that do not match the original or are based upon inappropriate design motives for the building's architectural style, giving a false historical appearance.

ROOFS:

- 34** Changing the pitch of historic roofs. Removing a major portion of the roof or roofing material that is repairable, then reconstructing the roof with new material in order to create a more uniform, or "improved" appearance.
- 35**
 - a. Reconfiguring a roof by adding new features such as dormer windows, vents, set-in balconies, skylights, widows walks, and cupolas in such a way that historic character-defining qualities are lost and the historic character is diminished.
 - b. Reconstructing the roof, or re-roofing without providing for adequate ventilation.



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

APPROPRIATE

WINDOWS:

- 36** Retain, and maintain historic windows, if at all possible. These are usually built of far better materials (including wood) than today's replacement windows, and actually provide a better pay back (when repaired, weather stripped, and provided with storm windows) than replacement windows, largely due to the fact that with storms, historic wooden windows provide nearly the same insulating value, and replacement windows, regardless of product manufacturer, are very expensive to purchase and install.
- 37** If storm windows are used, they should not obscure original window proportions. Wooden storm windows hung on the exterior are preferred. Triple-track wood or aluminum storm windows are usually acceptable because they provide adequate insulation, help owners retain original window sash and casing, and are easily reversible. New replacement storm windows may be added to the interior or the exterior to provide weather-proofing and insulation matching that obtained by double glazing or insulated window units, provided they are sufficiently ventilated to prevent moisture build on the inside. Fabric storm panels may be approved provided they are hung rather than roll-up.
- 38** Where replacement of severely deteriorated windows is warranted, replacement with replicated wooden sash matching the original single-glazed sash is the preferred treatment. This will not require costly removal of the original window casings or storm windows. Replacement in-kind of the window sash with new wooden or clad-wooden sash and rehabbed jams is preferred over replacement of the entire window unit. This alternative retains the original window opening, casing, and exterior trim. Likewise window inserts, which do not entail removal or significant alteration of the original window casing, are preferred over whole window replacement units.
- 39** Where entire replacement of window casing and window sash is proven by the applicant to be warranted due to extreme weathering and subsequent severe deterioration of the historic window sash, jams, sills, and casings, or if replacement of non-historic windows in place on the building is desired, such replacement window units may be appropriate if the historic dimensional character is replicated, including the window trim; sash dimensions, glass size; muntin bar width, reveal, and exterior putty bevel; and rail and style dimensions. Of importance also is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and rake of the window sill.
- 40** Aluminum-clad, vinyl-clad or composite window replacements may be appropriate provided they meet as closely as possible the above dimensional requirements. True divided lights with integral muntin bars are preferred to simulated configurations. Manufactured double-glazed windows with applied (or simulated) muntin bars and spacers may be appropriate if the dimensional characteristics match closely the historic configurations and dimensions, and there is an exterior putty edge profile on the muntin bars, the spacer bar is a dark non-reflective material, and the jams are a dark color. A detailed evaluation of the state of deterioration of the historic windows along with detailed product information must be provided to the NHDC for an evaluation of the appropriateness of such a request.

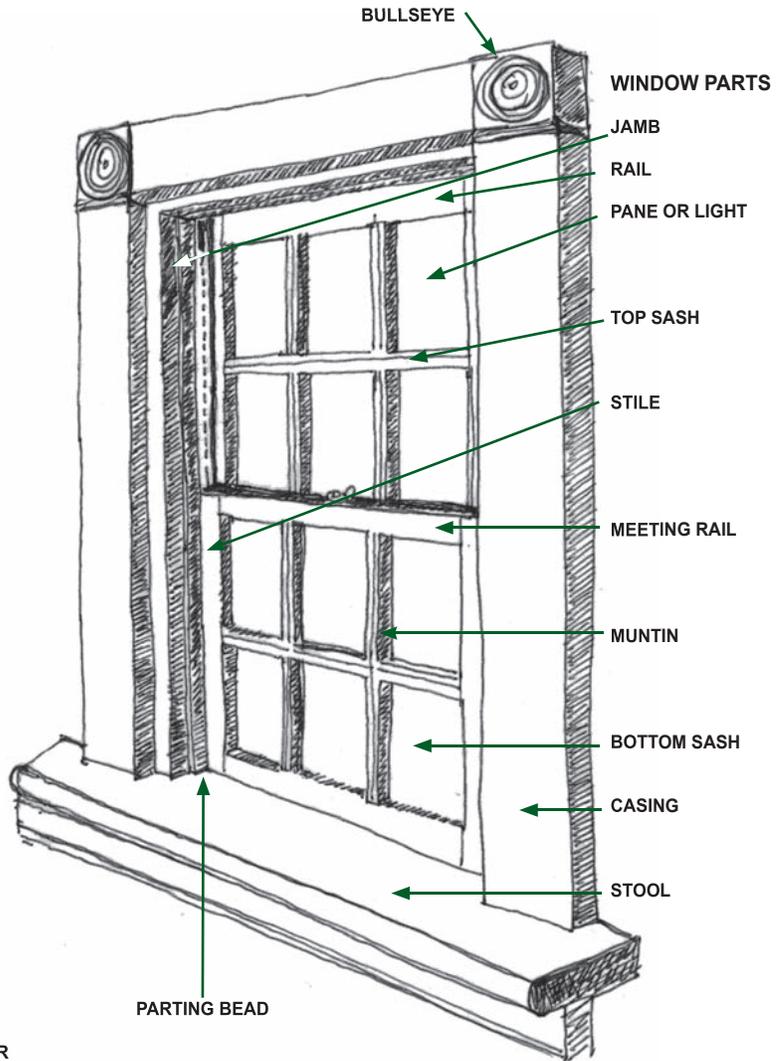
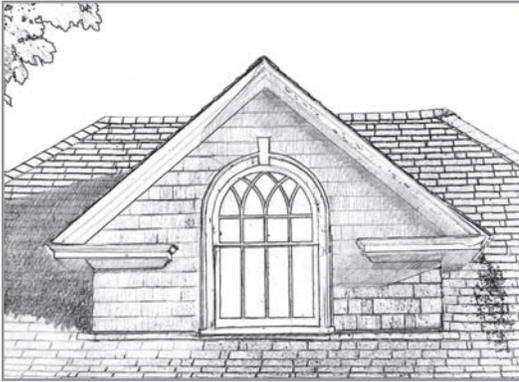
NOT APPROPRIATE

WINDOWS:

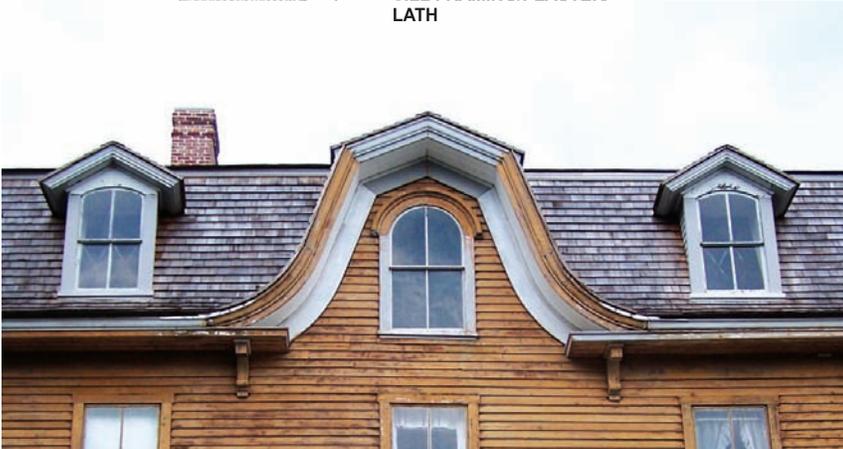
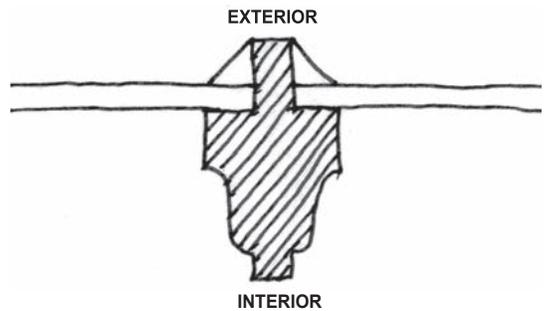
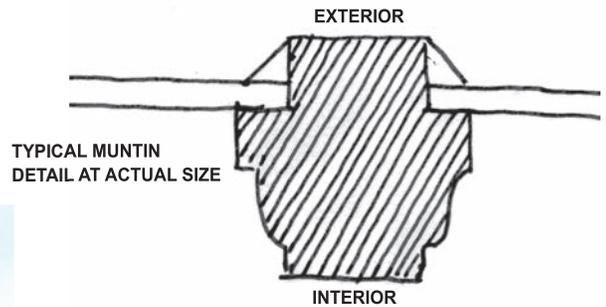
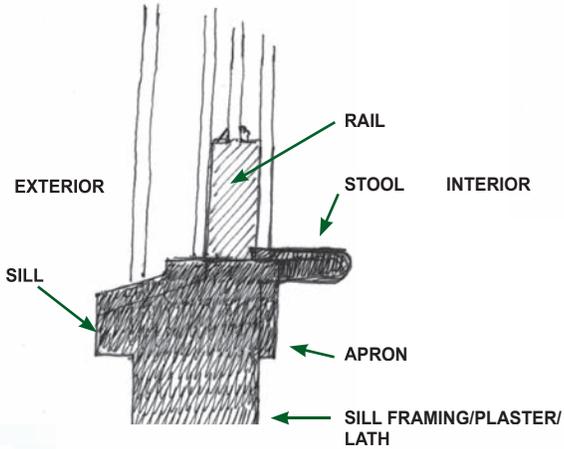
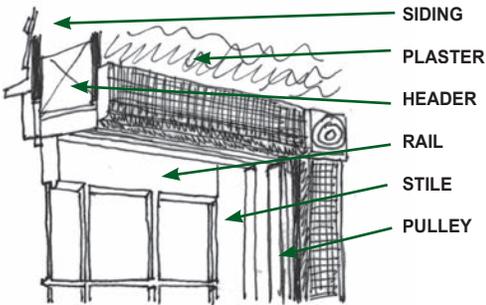
- 36** Changing the dimension of historic window openings, muntin bar and window glazing configurations and proportions. Replacing windows with manufactured windows of vinyl, aluminum or composite materials when repair of the historic windows is feasible is not appropriate.
- 37** Installing new storm windows which obscure historic window glazing proportions, including roll-up metal storm shutters.
- 38** Installing new manufactured replacement windows which do not match the dimensional qualities of the original or historic windows they replace. The qualities to match include the window trim, glass size, muntin bar width and reveal, rail, meeting rail, and style dimensions. Of importance also is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and character of the window sill. Manufactured windows which have fake snap-in muntin grills or flat metal or vinyl muntin grills laminated between glazing are not appropriate because they do not convey the appearance of historical true divided light, muntin bar, and glazing configurations.

WINDOWS

Appropriate window: Colonial Revival



DOUBLE-HUNG WINDOW PARTS



APPROPRIATE

ENTRANCES:

- 41** Maintain the historic character of the building entrance(s).
- 42** Preserve historic porches where they exist for entryways or otherwise.
- 43** Original doors contributing to the historical character should be preserved. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of synthetic materials.



Colonial



Victorian



Colonial Revival

PORCHES:

- 44** Historic porches are character-defining in Narragansett and every effort should be made to preserve them. They should not be enclosed unless the applicant has a compelling justification. Otherwise deteriorated porches should be retained, repaired, or restored to their historical appearance whenever possible, including porch posts and balustrades. Building-code required balustrade alterations should be accomplished with the least change possible. Rail height may be increased with a horizontal pole.
- 45** Where enclosure of a historic porch is warranted, porch decks, balustrades, post or column supports, brackets, and other features should be retained with the enclosure constructed largely of glass or screen panels mounted behind these features in the traditional method of constructing a porch enclosure. The new enclosure walls of wood and glass, and/or screens should be removable and reversible, allowing the original porch details to be preserved, including the original exterior wall and fenestration of the building.



NOT APPROPRIATE

ENTRANCES:

- 41** Failing to maintain the historic character of the building entrance.
- 42** Removing or in-filling historic entry porches.
- 43** Removing and replacing original entry doors and door enframements that are in good condition and contribute to the historic character. Replacement doors, if required, should visually match the historic doors in design, dimension, and material.

PORCHES:

- 44** Historic porches are character-defining in Narragansett and every effort should be made to preserve them. They should not be enclosed unless the applicant has a compelling justification. Replacement of a porch with an open deck would not be appropriate, although ground floor decks may be appropriate on back or side of house locations not visible from a public way. In the Ocean Road Historic District such decks would not be appropriate for the ocean side, however, as these facades are visible from the shoreline. Projecting open upper floor decks supported on posts or brackets would have an incongruous appearance and are not appropriate on any elevation.
- 45** Removing or concealing decorative porch features in a porch enclosure such as historic porch decking, balustrades, post or column supports, brackets, and other features. Enclosing a porch with solid walls and louvered windows, picture windows, or sliders is not appropriate.

APPROPRIATE

Section 3:

GUIDELINES FOR APPROPRIATE SITE DESIGN (throughout districts)

SETBACKS:

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

ENTRANCE ORIENTATION:

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

FENCES:

- 48** a. Maintain traditional fence lines where they existed, wherever possible.
- b. Preserve historic fences in their original location, including hedges, masonry walls and their features, and masonry gate posts and gates.

PAVING:

- 49** a. Where historic paving materials exist in the area, consider using similar materials for new paving.
- b. Preserve historic paving materials in their original location. Where repair or replacement is warranted due to safety concerns or to advanced deterioration or wear, repair or replace with in-kind materials to retain the historical appearance.

PARKING AREAS:

- 50** a. Plan for new larger parking areas to be sub-divided into small components so that the visual impact of large paved areas is reduced.
- b. Provide planting buffers at the edges of the parking areas.
- c. Also include islands of planting in the interior of parking areas.
- d. Side or rear locations are preferred for additional parking areas. Ocean fronts are considered front yards in this case for these guidelines.



NOT APPROPRIATE

Section 3:

SETBACKS:

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

ENTRANCE ORIENTATION:

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

FENCES:

- 48** a. Relocating fence lines from where they once existed so that the lot orientation and visual dimension is confused or erased.
- b. Not retaining historic fences in their original location, including hedges, masonry walls and their features, and masonry gate posts and gates.

PAVING:

- 49** a. Introducing new materials to replace historic paving materials which do not convey the same or similar visual characteristics as the historical materials.
- b. Removing historic paving materials due to advanced deterioration or safety concerns without replacement in-kind or with new materials that convey the same visual character.

PARKING AREAS:

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

APPROPRIATE

HISTORIC LANDSCAPE FEATURES

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

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



NOT APPROPRIATE

HISTORIC LANDSCAPE FEATURES

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

Section 4:

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

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

RELATIONSHIP TO MAIN BUILDING:

- 53**
- Additions to existing buildings should be compatible with the size, scale, fenestration, material finish, and character of the main building and its setting.
 - Additions include porches and bay windows, as well as entire wings or rooms.
 - Additions of new wings or sections of building should be smaller and secondary to the main sections of the building. They may have a stepped-down roof, lower ridge line, and/or be separated from the main section by a building hyphen.
 - Additions shall convey a similar architectural appearance to the main section of the building, but be differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as a change from clapboard to shingle.
 - Additions shall not give a historical appearance unless they are designed as replacements for lost historical features based upon adequate historical documentation and are therefore considered as reconstructions or restorations.

Section 4:

RELATIONSHIP TO MAIN BUILDING:

- 53**
- Additions to existing buildings which are not compatible with the size, scale, color, material finish, and character of the historical (main) building and its environment.
 - Additions which do not convey a similar architectural appearance to the main section of the building, or are not differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as from clapboard to shingle.
 - Additions that give a false historical appearance, unless they are designed as replacements for lost historical features based upon historical documentation guiding the design.

APPROPRIATE

ORIGINAL HISTORICAL DESIGN CHARACTER:

- 54** Wherever possible, new additions or alterations to buildings should not obscure or confuse the essential form and character of the original building.
- 55** a. Avoid new additions or alterations that would hinder the ability to interpret the design character of the historical period of the district.
- b. The main building form should always be more important in character visually than the addition.

LOCATION:

- 56** a. When locating additions to historic buildings, maintain the pattern created by the repetition of building fronts in the area.
- b. Site additions set back from the main building facade so they will not alter the historic rhythm of building fronts in the area. Additions should always appear as secondary elements. This can be achieved by using building hyphens, step backs, and roof step downs.
- 57** a. Locate additions so they will not obscure or damage significant ornament or detail.
- b. Place additions to the side or rear portions of the building which are not readily visible from a public way.
- c. Plan new dormers on the rear or side portions of a roof, rather than on the front.
- d. Avoid impacts to special moldings, decorative windows or dormers.

MATERIALS:

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



DORMER ADDITIONS

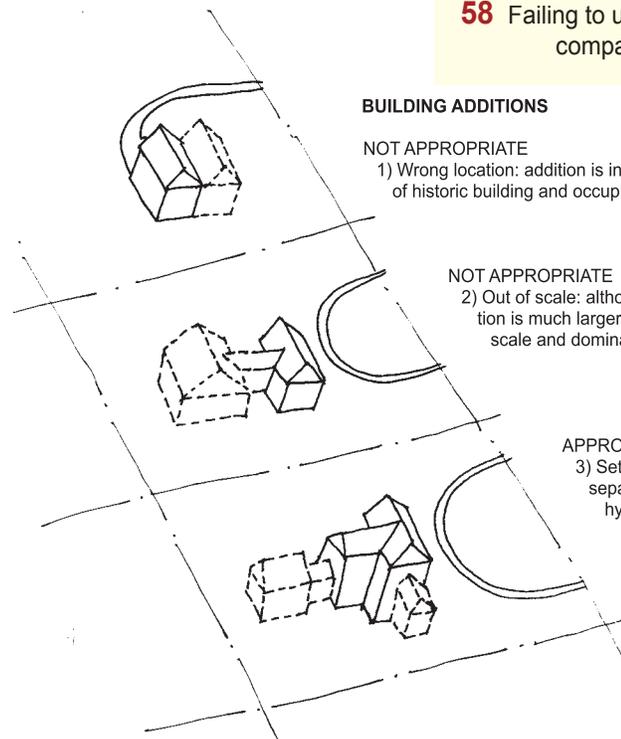
1) Appropriate scale and rhythm



2) Not appropriate, out of scale



3) Not appropriate, overwhelming scale, incongruous form



BUILDING ADDITIONS

NOT APPROPRIATE

1) Wrong location: addition is in front of original, blocking view of historic building and occupies the front yard setback

NOT APPROPRIATE

2) Out of scale: although set part and in rear, addition is much larger than the original house, out of scale and dominates the site.

APPROPRIATE

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

NOT APPROPRIATE

HISTORICAL DESIGN CHARACTER:

- 54** New additions or alterations to buildings that confuse the essential form and character of the original building.
- 55** a. New additions or alterations that hinder the ability to interpret the design character of the historic period of the district.
- b. The addition that visually appears more important than the original main building form is not appropriate.
- c. Alterations that seek to imply an earlier period than that of the building are inappropriate.
- d. Alterations that seek to imply an inaccurate or out-of-proportion variation on the historic style are also inappropriate.

LOCATION:

- 56** Failing to maintain the pattern created by the repetition of building facades in the area by building an addition that conflicts with the established pattern.
- 57** Additions which, through their placement or attachment to historic materials and forms, obscure or damage ornament and architectural detail.

MATERIALS:

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

APPROPRIATE

Section 5:

GUIDELINES FOR NEW BUILDING CONSTRUCTION IN HISTORIC DISTRICTS

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

BUILDING ORIENTATION:

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

BUILDING FORM AND SCALE:

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

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

62 Use building forms that match those used historically.

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

MATERIALS:

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

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

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

d. Use finishes similar to others in the district.



NEW CONSTRUCTION
Appropriate, in scale,
compatible style, orientation

NOT APPROPRIATE

Section 5:

BUILDING ORIENTATION:

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

BUILDING FORM AND SCALE:

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

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

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

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

MATERIALS:

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

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

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

APPROPRIATE

ENTRANCES:

- 65** a. Orient the main and secondary entrances of the building in a manner similar to established patterns in the district.
- b. Porches are typical of the district and similar elements should be used to define entrances to new buildings.
- c. Conceal garage doors, and parking areas in front of garage doors from view from the street (in Central Street, Earle's Court, and the Towers historic districts.) However, garages, stables, and gate lodges were located on Ocean Road within that historic district. New garages in the Ocean Road district should be set back from the roadway for safety.
- d. If ADA access is required by means of a ramp, consider evaluating the entrance area to raise the surface level naturally, reduce ramp length, and minimize railings. Changes to door widths and other alterations to character-defining features should be kept to a minimum. Ramp systems should be as unobtrusive as possible given site constraints.

WINDOWS:

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

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

NOT APPROPRIATE

ENTRANCES:

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

WINDOWS:

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



RAMPS

Left—Appropriate, ramp created by grading

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



Section 6:

DEMOLITION

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

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

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

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

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

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

- a. the proposed replacement structure is more appropriate and compatible with the historic character of the district than the building proposed for demolition, or
- b. the structure poses an imminent threat to public health or safety.

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

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

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

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

DEMOLITION FOR A REPLACEMENT PROJECT OF SPECIAL PUBLIC MERIT:

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

- a. It must have significant benefits to the Town of Narragansett or the community by virtue of social or other benefits having a high priority for the community and,
- b. It must clearly serve the public interest to a greater extent than the retention of the present building(s).

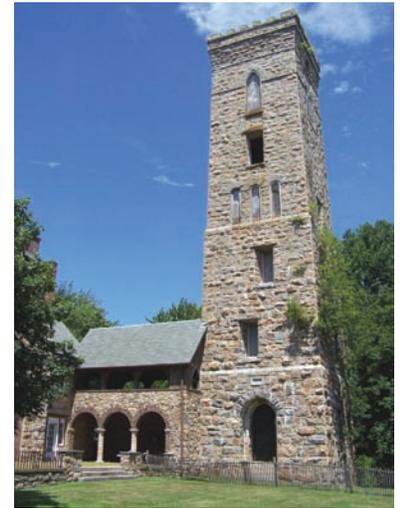
DEMOLITION BY NEGLECT:

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

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

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

- a. Building features which may fall and injure persons or property;
- b. Deteriorated or inadequate foundations, defective or deteriorating supports, deteriorated walls or other vertical structural supports;
- c. Members of roofs, roof supports or other horizontal members which sag, split or buckle due to defective material or deterioration;
- d. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
- e. Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective covering; or
- f. Deterioration of the building which renders it not properly watertight or structurally unsafe.



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

- a. Initial identification of such properties may be made by a NHDC member, staff inspection of the neighborhood, or by referral from someone in the area.
- b. The report of the building with photos is presented to the NHDC at their public meeting.
- c. If the NHDC determines the property qualifies for Demolition by Neglect, the NHDC may petition the Narragansett Town Council to follow through with notification to the property owner and code enforcement procedures to protect the building.

Section 7

GUIDELINES FOR THE ALTERATION OF “NON-CONTRIBUTING” BUILDINGS OR STRUCTURES

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

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