

NORTH PROVIDENCE PRESERVATION COMMISSION
STANDARDS FOR HISTORIC ZONING
ADDITIONS AND NEW CONSTRUCTION

The NPPC has adopted the following standards for new construction and additions in its Historic Districts.

The standards are adopted from Historic Zoning Commissions across the country as well as the Secretary of the Interior Guidelines, specifically Standard 9:

THE SAME BUT DIFFERENT

“New additions, exterior alterations or related new construction will not destroy historic material, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials features, size, scale and proportion and massing to protect the integrity of the property and its environment.”

There are more and more new construction projects being integrated into historic districts. When an application has been made for construction of any kind in an historic district, the planning and/or zoning office should immediately contact the NPPC.

New and added construction should be of the highest quality possible and appropriate to the district. New development should respect and enhance the quality and character of the historic district. It should not appear to the passer by that the addition was an original

part of the building but should maintain a proper relationship between the form, mass and scale of the original structure.

COMPATIBILITY

The proposed new construction or addition does not have to replicate the existing style of the surrounding architecture but should be compatible and should be evaluated by the following:

1. Site placement
2. Height, massing, proportion and scale
3. Materials
4. Development patterns
5. Architectural characteristics
6. Topography
7. Parking
8. Directional expressions
9. Setbacks
10. Landscaping
11. Roof shape
12. Views
13. Sense of entry, porches, doors, stairs
14. Rhythm and size of openings
15. Development patterns

It is difficult designing new construction that is different from but compatible with its historic surrounds. The process requires early and continuous communication with NPPC to make the building work for the community and the owner. The NPPC will aid the owner with designing a compatible building.

THE GOAL IS TO CREATE BUILDINGS THAT WILL BE WORTH PRESERVING IN THE FUTURE

APPLICATION PROCESS

The applicant should consult with the planning staff prior to application. A site visit prior to application and during the preliminary design is important. At this time the applicant should provide a written description of the project including photographs of the site

FILING FOR A CERTIFICATE OF APPROPRIATENESS

Documentation must accompany applications, including specifications, drawings and photos. Any zoning variances need to be obtained prior to application. Attaining a variance does not guarantee approval of the project.

CONCEPTUAL REVIEW

Once the application is filed a conceptual review is scheduled at a public meeting. The applicant should have all designs and documentation in place addressing all 15 items of compatibility.

FINAL REVIEW

Once the conceptual review is approved, a public meeting will be held where the applicant presents the final drawing that reflect the comments and concerns from the conceptual review meeting. The final approval will not be issued until the NPPC completes its review.

DECISION

The applicant must apply for all necessary permits. If approved, the applicant must meet all conditions of approval before a building permit is given. If the applicant is denied, the project may not proceed. The decision may be appealed within 30 days of the decision. The record of the hearing will be examined to determine if errors were made during the hearing process. The Appeal Board may not substitute its own judgment.

CHANGES TO AN APPROVED PROJECT

Any changes to an approved project either prior to or during the construction process will be reviewed by the NPPC.