

# DEVELOPING A LOCAL HISTORIC DISTRICT ORDINANCE IN AUGUSTA

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Augusta Downtown Alliance

# AUGUSTA – an historic city

- Currently...
  - 6 National Historic Districts (3 to be included in the new local district)
  - 38 Places on the National Register of Historic Places (22 to be included in the new local district)

# National Historic Districts



# Downtown Buildings on the National Register

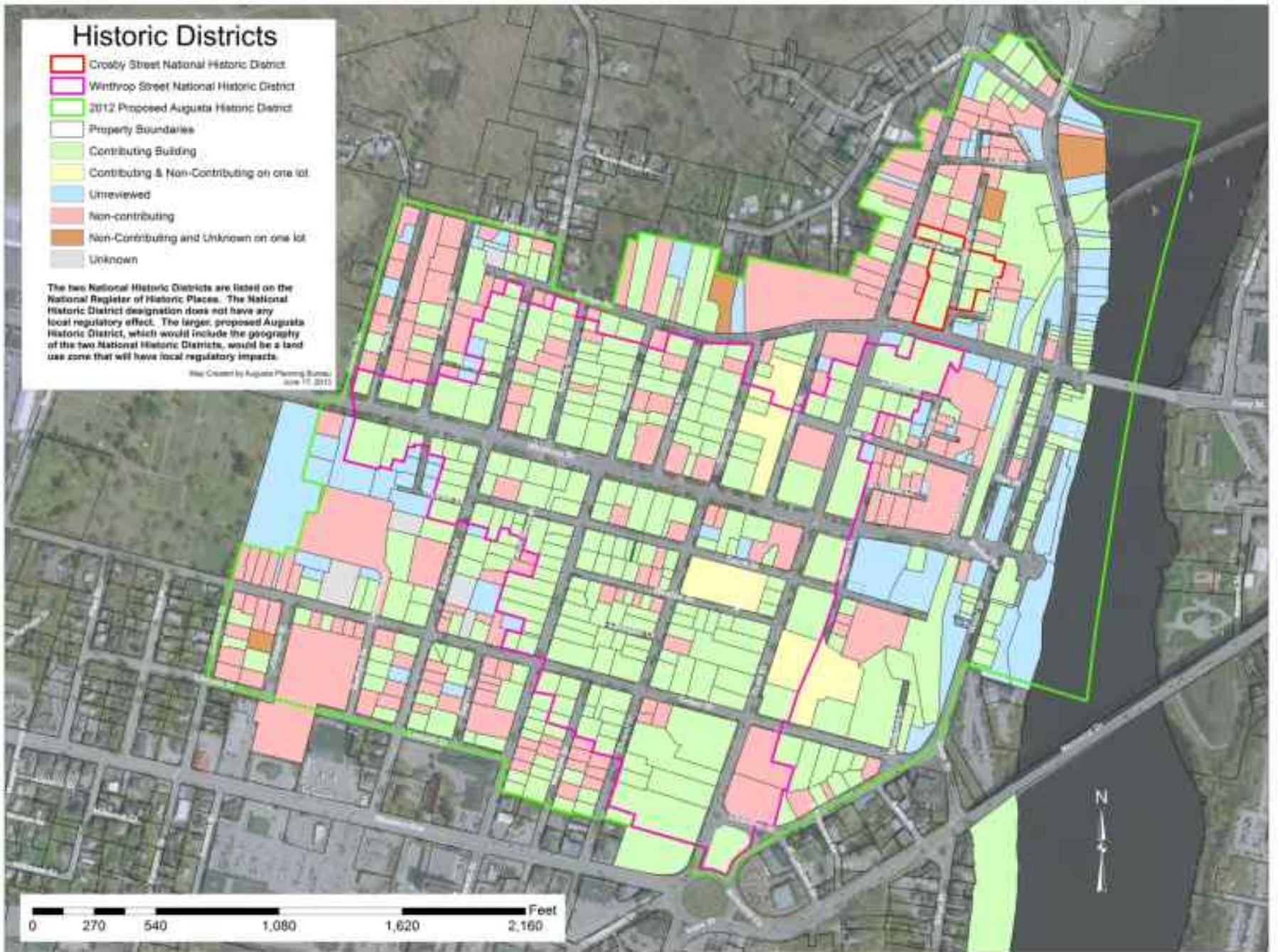


# Historic Districts

- Crosby Street National Historic District
- Winthrop Street National Historic District
- 2012 Proposed Augusta Historic District
- Property Boundaries
- Contributing Building
- Contributing & Non-Contributing on one lot
- Unreviewed
- Non-contributing
- Non-Contributing and Unknown on one lot
- Unknown

The two National Historic Districts are listed on the National Register of Historic Places. The National Historic District designation does not have any local regulatory effect. The larger, proposed Augusta Historic District, which would include the geography of the two National Historic Districts, would be a land use zone that will have local regulatory impacts.

Map Created by Augusta Planning Bureau  
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# Pros and Cons

- Control of significant aesthetic elements
- Stabilization or possible positive effect on property values
- Promotes sense of place
- Potential for resentment
- Potential for legal problems (if review is capricious and arbitrary)
- “Preservation Nazis.”

# Developing the Ordinance

- City Council formed sub-committee
- Broad community representation
  - Residential property owners
  - Downtown commercial property owners
  - Historic preservationists
  - Augusta Downtown Alliance (Main Street Org.)
- Long and sometimes frustrating process
- Several public information sessions

# Key Elements of the Ordinance

- Delineates a Local Historic District
- Creates a Historic District Review Board
- Identifies Standards of Evaluation
- The Board issues a Historic Preservation Certificate for:
  - Any change in external appearance (contributing)
  - Major change (non-contributing)

# Sign Ordinance Overlay

- Signs in residential zones (home-based businesses, etc.)
- Signs in commercial zones (traditional downtown district)
  - What is historic? What is functional?
  - History of downtown comes in layers!

# Water Street, early 1900s



1920s



1940s

Water Street, Augusta, Maine



11961

# 1950s



- Questions or comments?

- Thank you!