



Cumberland Historic District Property Owner's Guide

*Cumberland Historic District Commission
Cumberland Planning Department
Youngken Associates
Landscape Elements, LLC*



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**Celebrate your property's place in history by purchasing an official historic plaque.
Plaques are 12" by 16," hand painted and priced at \$58.**



To order, contact the Cumberland Planning Department at 728-2400 ext 140.



Cumberland Historic District Commission

June, 2018

Dear Homeowner:

Cumberland's historic neighborhoods contribute greatly to the quality of life in our town. Mill villages such as Ashton, Lonsdale and Valley Falls, the remnants of the American Industrial Revolution, are iconic in defining Cumberland's character.

Cumberland has some of the most important historic sites in America. In fact, Ashton Village is specifically named as part of the Blackstone River Valley National Historical Park in the enabling legislation passed by Congress in 2014.

We must protect these historic resources for future generations. The success of the Town's historic preservation initiatives depends on the support of local residents like yourself.

Our town has seven local historic districts: Ashton Village, Town Hall, Lonsdale, Old West Wrentham Road, Tower Hill Road, Upper Scott Road, and Diamond Hill Road. We are fortunate that so many authentic historic structures and landscapes have survived to this day.

This guide shows how to preserve and enhance the architectural integrity of your historic property. We hope you find it helpful in appreciating historic structures and landscape design elements.

If you have any questions, the Cumberland Planning Department is ready to help you. We are at www.Cumberlandri.org or 728-2400 ext. 140.

If you have an historic property with architectural integrity, we will help you enroll your home in the Cumberland Historic Plaque program.

We sincerely appreciate your stewardship in caring for your historic property.

William S. Murray
Mayor

David Balfour
Chairman

Joyce Hindle-Koutsogiane, Ed. D
Vice-Chair

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Preserving your Property's Historic Character

Restoration or rehabilitation should preserve a building's "character-defining" architectural features and materials, while enabling a safe and sustainable modern use. These include architectural style, building materials, windows, and other elements. The HDC uses the following standards as a guide in deciding whether or not to grant a Certificate of Appropriateness for proposed work.

Cumberland's historic preservation standards and guidelines are based on the following core principles:

- **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. The genuine, authentic heritage of Cumberland should be expressed.
- **Research** the building to determine which elements are essential to its character. Preserve those 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 have deteriorated.
- **Replace In-Kind** historic materials and features with new materials of the same type, when deterioration is so extensive that repair is not possible.
- **Follow** the Standards and Guidelines in this booklet, which are based upon the *Secretary of the Interior's Standards for the Treatment of Historic Properties (36 CFR 68)*, as amended.

A project may also include strategies (see Guidelines Sections 3,4,5,6) for:

- **Reuse** of buildings and associated alterations to the exterior of the historic building for new uses with sensitive adaptation.
- **Reversibility.** Additions (for new rooms or spaces) to the exterior of the historic building may be appropriate, provided character-defining features are not lost or compromised and the alteration can be removed later without damage to character-defining features of the building.
- **Compatible New Construction.** New buildings should enhance the historic district.

Design references may be found in old photographs, plans, or pictorial histories. Other buildings in the neighborhood of same or similar age and architectural style will often have design references as well. New uses, additions, and new construction should fit in, rather than stand out and appear incongruous.

Schedule a pre-application meeting with the Cumberland Planning Department (728-2400 ext. 140) to review ideas and plans. **Complete and submit an application** with the Historic District Commission. An application form is available at the Cumberland Planning Department.

American Historic Architectural Styles



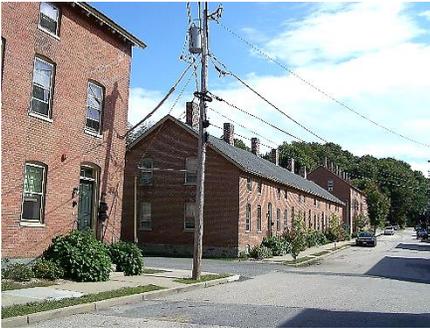
Federal cape (1800-1830): flat-arched front door with sidelights, multi-paned window sash



Federal (1775-1800): Pedimented front doorway with fan light, splayed window caps, multi-paned window sash



Greek Revival (1830-1860): Pediments, columns, corner pilasters, enlarged trim and cornices, cornice returns. Reminiscent of a Greek temple



Italianate style mill buildings (1850-1880): roof brackets, shallow hipped roofs, cupolas, 6/6 wooden windows, segmental-arches, factory towers, brick masonry, brick row houses nearby



Late-19th century wood-framed vernacular houses

Victorian storefront (1850-1900): large display windows flank central recessed entry, flat arched pediment



Door hoods with decorative brackets are character-defining features of the mid-late 19th century Italianate style.



Colonial Revival (1880-1940): pediments and balustrades, round-arched openings, decorative flourishes (see brickwork detail right)



Cumberland's History

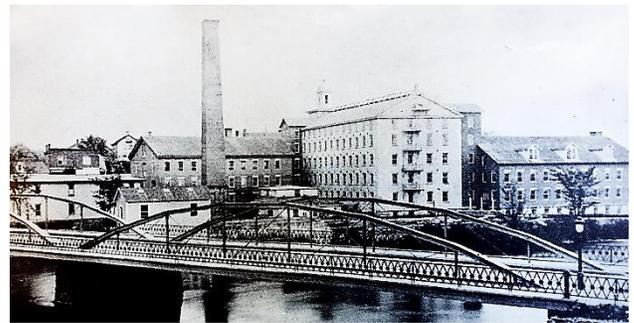
Cumberland's first human inhabitants were the Nipmuc, Wampanoag, and Narragansett Native American tribes. William Blackstone, who left Boston in 1635 to escape religious intolerance, is reputed to be Cumberland's first European resident. Over the next 200 years, the area became an agricultural community that also had mining, grist and saw mills, and the manufacturing of iron.

Water-powered cotton mills were first built in the early 1800s. The Blackstone Canal (1828) and Providence and Worcester Railroad (1847), increased commerce dramatically. The mill villages of Ashton (1867), Berkeley (1872) and Lonsdale (1860, 1886) transformed the Blackstone Valley into a center of American manufacturing. Surviving structures from that period are valuable cultural assets, worthy of protection and re-use in the 21st century.

The Great Depression (1930-41) and other factors caused these mills to close and eventually be repurposed for a succession of different uses. The post-World War II economic boom transformed much of Cumberland from a townscape of forests, fields and mill villages to a sprawling suburb.

Broad Street and Mendon Road have lost much of their historic charm because many of the original structures were torn down and replaced by modern commercial architecture set back from the street. The proliferation of vinyl siding and window replacement has altered and obscured architectural detail of many historic houses and commercial buildings.

Ashton and Lonsdale maintain remarkable architectural integrity. Ashton Village is now part of the Blackstone Valley National Historical Park.





Ashton Viaduct Bridge (1935) crosses the Blackstone River, connecting Lincoln and Cumberland

Cumberland's Historic Districts

The Cumberland Historic District Commission (HDC) was established by the Cumberland Town Council in 1987 under Title 45, Chapter 24.1 of the General Laws of Rhode Island. The HDC is empowered with authority to protect the town's historical resources. Cumberland is a Federal Certified Local Government (CLG), which enables the Town to apply for federal survey and planning grants.

Cumberland has seven local historic districts comprising 275 properties. Twelve properties have been individually listed in the National and State Registers of Historic Places. There are also 34 historical cemeteries including small family plots and larger burial grounds. The Elder Ballou area is under consideration for a future district.

Ashton Village Historic District

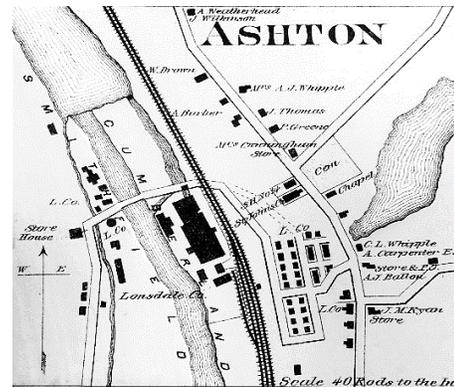
Ashton Village is one of the most intact original mill villages in the United States.

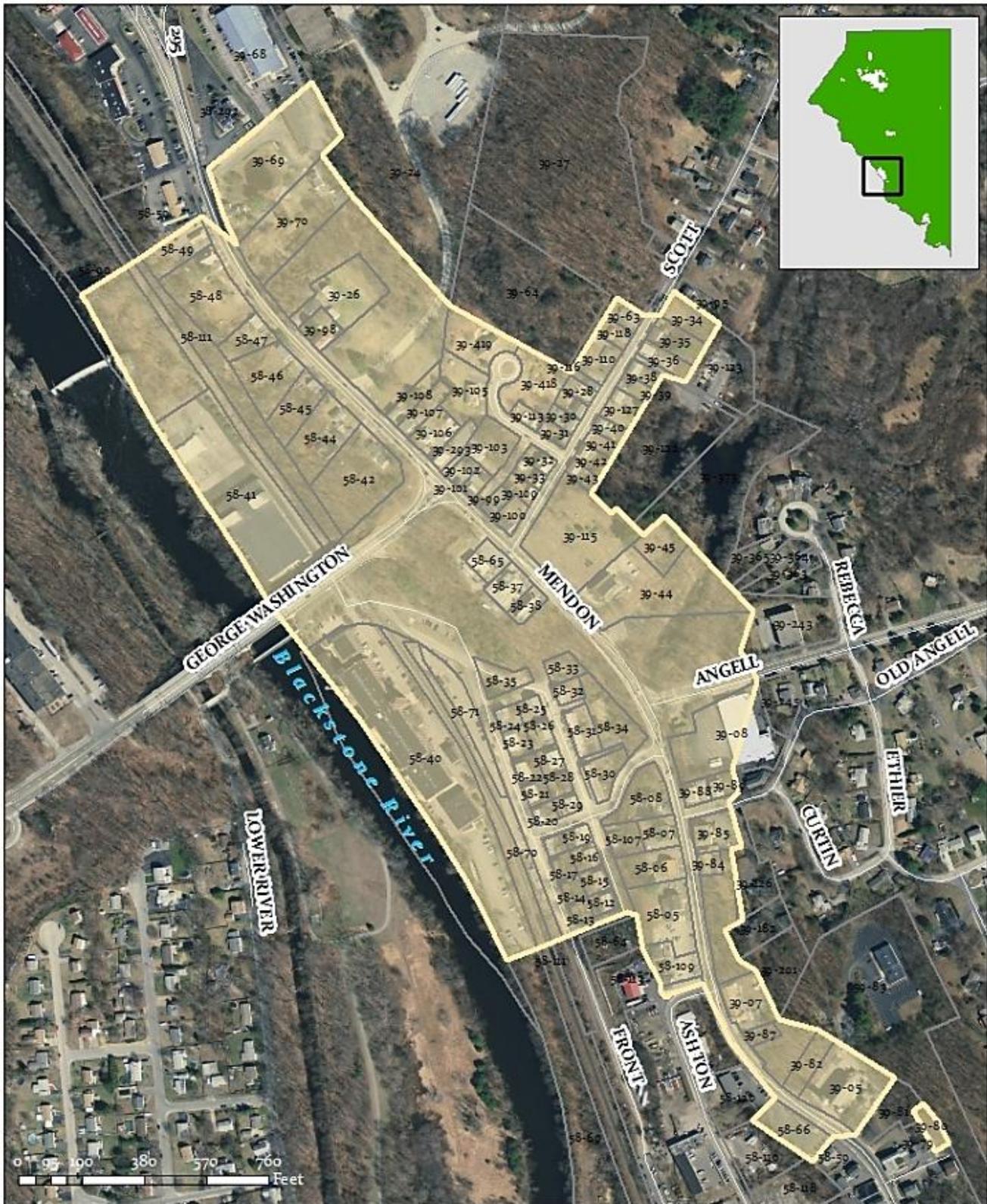
Levi Peck built a small yarn spinning mill at the site around 1810. The Amos Ballou Tavern was located on the west side of Mendon Road near Store Hill Road, a road named for the A. J. Ballou Store. By the late 1830s, L. Streeter had built a sawmill there.

The Lonsdale Company purchased land on the banks of the Blackstone River from the Amos Ballou estate in 1867 and erected a large textile mill complex powered by both water and steam. Shortly thereafter, the company built many brick English-style mill houses for its workers, noteworthy for their simple form and dense arrangement. A mill-operated school and a company store were also constructed. The company contributed to the building of Saint Joseph Church, completed in 1890.

The mill's thirty looms and forty thousand spindles turned out some of America's finest cambric muslin. The mill closed in 1935 at the height of the Great Depression.

After a period of interim uses, in 2008 the mill was rehabilitated as a 192-unit loft apartment complex. Valley Affordable Housing, Inc. has restored and upgraded ten of the mill village houses in the last decade.





Town of Cumberland Ashton Historic District



Town Hall Historic District

Between 1840 and 1930, Valley Falls was one of the most productive mill villages in America. The Valley Falls Company straddled both sides of the Blackstone and other enterprises included the Blackstone Coal Mining Company, Naushon Mill, Cadillac Mill and the Rolling Mill Horseshoe Factory.

The three-story, Colonial Revival style Cumberland Town Hall was built at the northeast corner of Broad and Mill Street in 1894. It was designed by William R. Walker and Son, a Providence-based firm who designed dozens of prominent buildings in southern New England, including Warwick City Hall and the Pawtucket and Cranston Street (Providence) Armories.

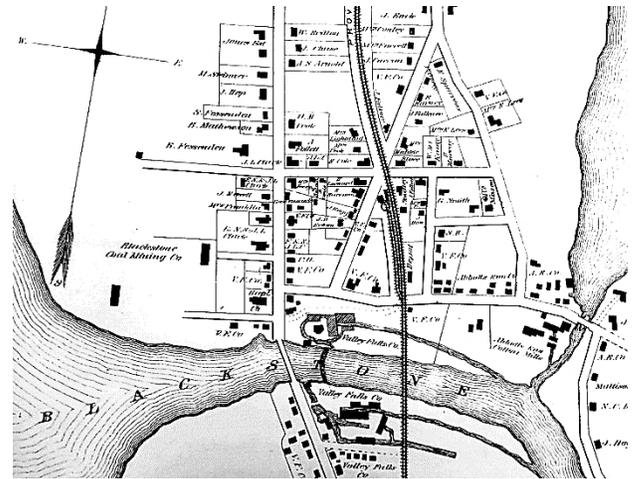
Town Hall has a brick façade with carved terra cotta decorative motifs in the gable ends, a central wooden three-tiered clock tower with cupola above the street façade, and a mix of rectangular and round-arch window openings. The windows and much of the second floor interior were altered in the late twentieth century.

The classical, multiple arched, granite-faced Broad Street Bridge (1915) spans the Blackstone River from Central Falls.

Below the bridge, Heritage Park is a spectacular adaptive reuse of building remnants of the Valley Falls Company, demolished in the early 1930s. In the early 1990s, a \$1.7 million reclamation project preserved the remaining mill foundations and installed a collection of interpretive signs to educate visitors about the American Industrial Revolution structures that once stood on the site. Today, visitors can walk across the foundations of the hydro-powered mill and picnic on benches, entirely surrounded by the churning Blackstone River.

The Valley Falls Post Office (c. 1890) is a two-story, flat-roof brick building with corbeled cornice and paired segmentally arched windows and wooden storefront. It was built for commercial use on the first floor and a residence on the second. It was later used as a library and a grocery store.

The John Clarke House (1882) at 91 Broad Street is a Queen Anne style design with patterned shingles, steeply pitched roof and many decorative treatments. The architect, William R. Walker and Son, designed Town Hall a decade later. It is



John Clark House (1882)





Town of Cumberland
Town Hall Historic District



Lonsdale Village Historic District

Spanning from Pawtucket to Lonsdale, Broad Street was constructed as the Valley Falls Turnpike in 1812 by Isaac Wilkinson. Lonsdale Village in Lincoln was built around 1825. The Lonsdale Company later expanded into Cumberland, erecting new mills in 1860, 1871 and, in 1886, the Ann and Hope Mill. In building that mill, the company destroyed the park-like setting of William Blackstone's "Study Hill". Expanded in size over the years, the mill is now 1000 feet long and contains 450,000 square feet of floor area.

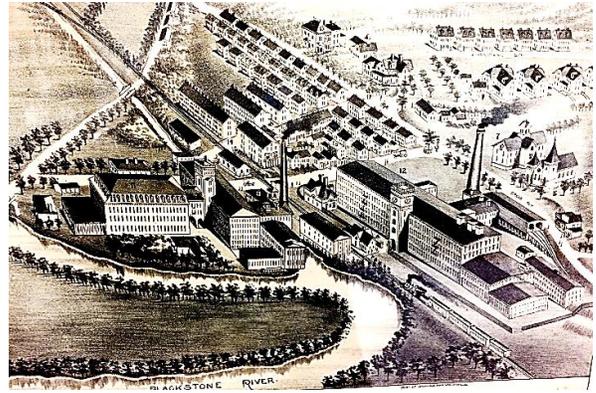
The Lonsdale Company built company-owned duplex and four family row houses for its workers and sponsored much of the village community life. It provided schools, stores and a church. During prosperous times, mill workers enjoyed quality living conditions, with many workers owning their own homes.

In 1924, the Company donated the site of the present B.F. Norton School as a World War I veterans memorial. The mills closed down during the Great Depression. The Lonsdale Company held a liquidation sale in 1935 to dispose of its local properties.

From 1943 to 1947, the Ann and Hope Mill became a Naval Repair Station. In 1953, the entrepreneurial Chase family started the Ann and Hope Department Store on the site, one of the earliest and most successful of the modern cut-rate, mass marketing, retail outlets in America.

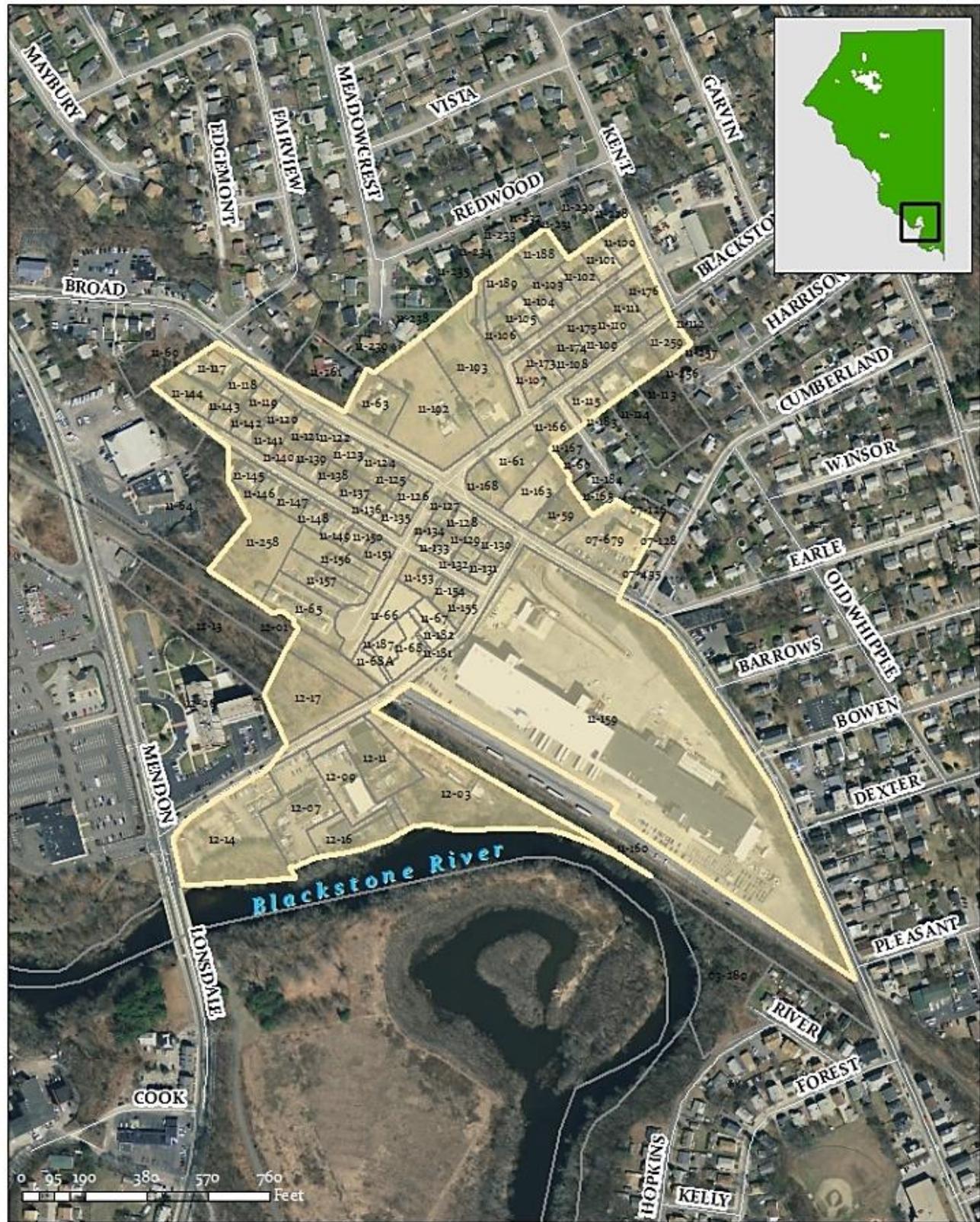
One of the oldest existing houses in the area is the Kent-Smith-Laxton House on Broad Street, located across from the site of William Blackstone's Study Hill. The Lonsdale Primitive Methodist Church (now the Cumberland Community Methodist Church), located on the corner of Broad and Bowen Streets, dates to 1891. The William E. Blackstone School (1872) is now a medical building and the Central Grammar School (1925) closed in 1994. The Masonic Lodge (1928) is now the Blackstone River Theatre.

Rhode Island Governor Dr. Lucius Fayette Clark Garvin (1903-05) resided in a mansion in Lonsdale which still stands. He served thirteen terms as a state representative and three as state senator, and was a well-respected physician.



Bird's Eye View of Lonsdale, 1880





Town of Cumberland Lonsdale Historic District



Tower Hill Road Historic District

Tower Hill Road is narrow, undulating, and winding. Much of it is accompanied by a heavily wooded landscape and stone walls.

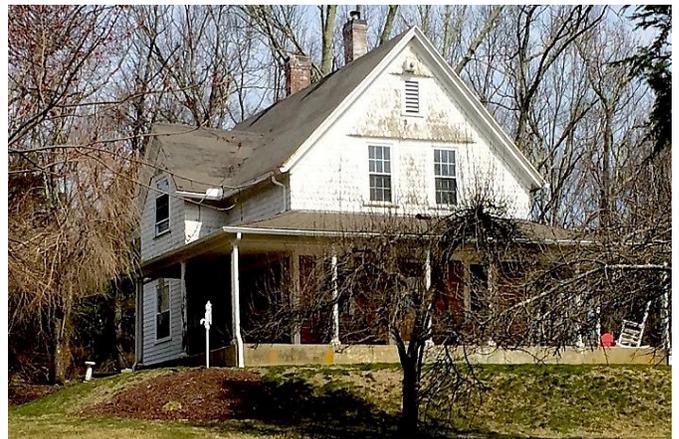
The Town owns two open space lots totaling 200 acres, located on the south side of Tower Hill Road, and an additional 80 acres on the north side are woodlands.

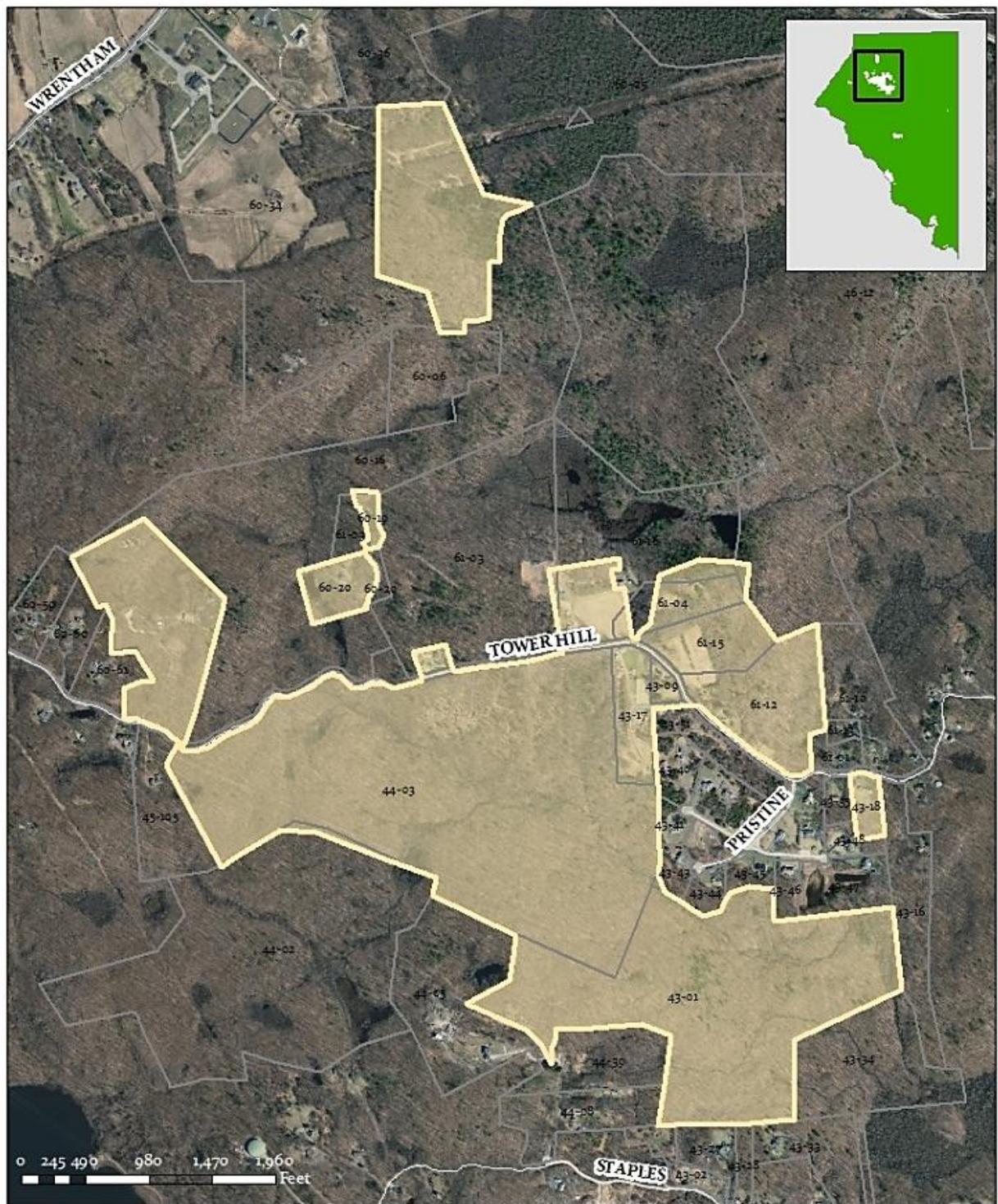
In one section of the district the woods open up to reveal two large open fields. Standing within one of the clearings is the Miller House (c. 1797), the finest example of Federal architecture in Cumberland.

Located at 161 Tower Hill Road, the two-and-one-half-story house has five-bays, a center-chimney, and well-detailed woodwork.

The attractive rural setting includes three distinct structures near the house. A stone-wall-lined entrance drive continues as the east side of a stone-wall-enclosed area of unknown function immediately to the south of the house. A cluster of stone foundations is located immediately to the southwest of the house. A nineteenth-century wellhead stands to the east of the house. All contribute to the ambience and historic rural character of the district.

Another well-preserved house is nearby at 140 Tower Hill Road. The Follett house (18th century) is a two-and-one-half story, center chimney Colonial structure with pedimented center entry.





Town of Cumberland
Tower Hill Road Historic District



Old West Wrentham Road Historic District

This district consists of three well-preserved Federal period houses on a narrow, winding road flanked by fine stone walls. The landscape is heavily forested, with the houses and outbuildings located within clearings.

Located at 9 Old West Wrentham Road, the Nathan Darling House (c. 1800) is two-and-one half-stories, with 6-over-6, double-hung windows and twin stone chimneys offset from center.



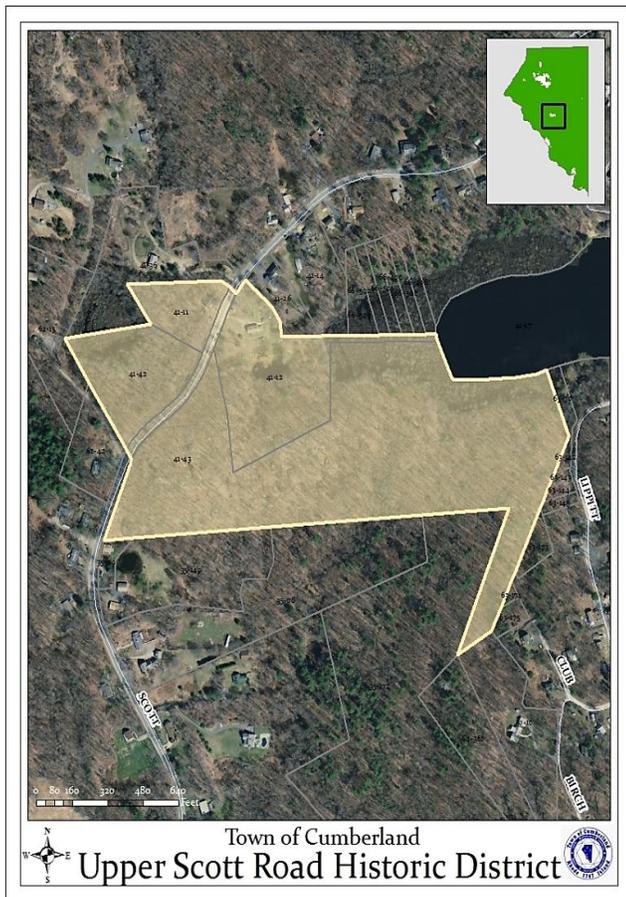
Upper Scott Road Historic District

This district consists of the historic Otis Smith Farm. The south-facing, white clapboard, Greek Revival farmhouse (c. 1820) and barn stand along Scott Road, which winds through the woods now owned and managed by the Cumberland Land Trust. The area features popular scenic walking trails and is home to a diverse array of rare plants. The picturesque landscape surrounding the farmhouse, as well as its roadside location, reflect the farm's original setting.

The vernacular Greek Revival style house has two brick chimneys, a simple gable roof, and rows of double-hung, shuttered windows. The barn incorporates a cross gable roof and wood shingles.

Otis Smith was a descendant of John Smith, who arrived in Providence in 1636 with Roger Williams. After Otis died in 1915, his wife Laura May and her mother managed the farm for the next 49 years. Upon her death in 1964, she donated the farm to Pembroke College.

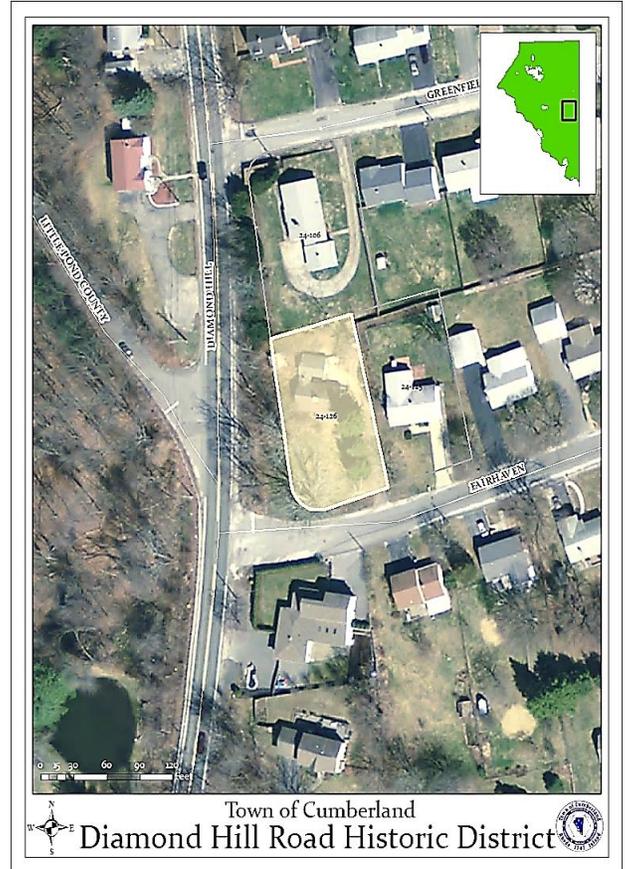
The farm was used for gatherings by groups affiliated with Pembroke College and Brown University until 1999, when Brown sold the farmland to the Cumberland Land Trust and the farmhouse and barn to the Harnois family.



Diamond Hill Road Historic District

This district consists of the Whipple-Jenckes House (c. 1750, enlarged c. 1780) which is a simple one-and one half story, center chimney cottage set behind stone walls on a large lot at the corner of Diamond Hill Road and Fairhaven Road.

The asymmetrical, four-bay facade and slightly offset chimney testify that it was originally built as a half house and later extended. The house served as the center of a small farm and cottage industry throughout most of its history. An earlier house on this site is said to have been a blockhouse during King Phillip's War (1675-76).



Nate Whipple Highway Historic District

This district consists of the Walcott House, c. 1720. Known as the "Colonial Cottage", this two-story, center-chimney, flank-gable structure was built by Captain John Walcott in an area known at the time as "Attleboro Gore". Historic district designation for the property was enacted by the Town Council in 2016.



Important Sites Outside of Historic Zoning Districts



Metcalf-Franklin Farm

Located on 67 acres on both sides of Abbott Run Valley Road and west of Rawson (historically known as Bowens) Pond, Franklin Farm includes the original barn (ca. 1810, 1860, 1890), a farmhouse (c. 1857), community garden, and stone walls, open fields and pastures, and woodland.

The land was owned by the Metcalf family from about 1800 to 1853, and then by the Franklin family from 1857 to 1994. The former dairy farm is now owned by the Town and managed by the Historic Metcalf-Franklin Farm Preservation Association. The site is on the National Register of Historic Places.

The Monastery

In 1902 the Trappists of the Foundation of Petit Clairvaux in Halifax, Nova Scotia acquired about 300 acres of land from the Diocese of Providence. The site became the Monastery of Our Lady of the Valley, one of the first Trappist monasteries in the United States. The Cistercian monks farmed the land, diverted, impounded, and channelized Monastery Brook, cultivated orchards and quarried Pigeon granite for the construction of the Abbey of Our Lady of the Valley. At one point after World War II, as many as 130 monks lived, worked and prayed on the property. On March 21, 1950 a huge fire all but destroyed the Abbey. Today, the Monastery serves as an important cultural center as well as a refuge for wildlife and people who wish to enjoy a most beautiful natural landscape.



Abbey of Our Lady of the Valley (c. 1910)



Berkeley

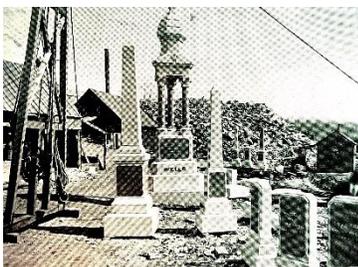
Berkeley Mill (1872) and its associated mill village housing have survived essentially intact, but there has been a significant intrusion of modern residential, commercial and industrial architecture. The Berkeley Mill is in the process of being restored and adaptively reused as a mixed-use development. The Village is on the National Register of Historic Places.

Arnold Mill

Arnold Mill village consists of about a dozen structures along a 1500-foot stretch of Sneech Pond Road and Nate Whipple Highway. The Arnold Mill National Register Historic District is a well-preserved rural agrarian settlement founded in 1724. A sawmill operated there until 1862. A period grist mill survived until 1962. Between 1800 and 1930, commercial ventures included a general store, a blacksmith shop, wheelwright shop, a machine shop and even a straw hat factory. A former Friends Meeting House (1810) and Methodist Church (1827) both survive.



Arnold Mill Fourth of July parade ca. 1940



Diamond Hill

The site of extensive mining operations between 1870 and 1930, Diamond Hill was a source of some of the finest granite in the United States. The Diamond Hill Granite Company, founded in 1877, operated a railroad on site and the product was cut at mills in Abbott Run. Workers lived in two villages nearby. During the Depression, the Civilian Conservation Corps constructed a ski area on Diamond Hill, which operated until the early 1980's. Today, Diamond Hill State Park and Diamond Hill Town Park cover a total of about 500 acres.

What is an historic zoning district?

Historic district zoning preserves significant historic resources, improves property values, and helps protect Cumberland’s character. Historic districts are established by town ordinance.

Any demolition, new construction and alterations have to be approved by the Historic District Commission (HDC). Permanent changes to exterior surfaces, including walls, windows, roofs, fences, garages, and out-buildings are subject to review. Paint colors, interior work and simple repairs not changing the appearance of a structure, such as replacing damaged clapboards, in-kind, repairing window frames, and re-roofing (to match the existing roof) are not subject to review.

Outside of Cumberland’s historic districts, the Planning Board must approve the demolition of any historic structure.



Project Approval Process

For any construction, alteration, removal or demolition affecting the exterior of a structure, fence, or out-building, a property owner must apply for and be granted a “Certificate of Appropriateness” by the HDC before the a building permit can be issued. Applications are available from the Building Department. There is no filing fee. The Commission holds its meetings on the second Tuesday of every month.



Applications must include a site plan showing setbacks, building elevations, and photos. If doors or windows are proposed to be replaced, a “catalog cut” (including measurements) should be included as well. Planning and Building Department staff are always available to help with applications.

The HDC is guided by the National Park Service *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, giving consideration to: 1) the historical and architectural value and significance of the structure and its relationship to the historic value of the surrounding area; 2) the relationship of the exterior architectural features to the rest of the structure and surrounding area; 3) the general compatibility of the exterior design, arrangement, texture and materials proposed to be used; 4) the historic, archeological or aesthetic value of the sites without structures and their relationship to the surrounding area; and 5) to any other factor, including aesthetic, which deems to be pertinent.

In most cases, Town staff can guide property owners in a manner that results in applications that are likely to be approved. It is rare that an application is denied.

If an application is denied, an appeal may be made to the Cumberland Zoning Board of Review, who will consider the appeal on grounds of prejudice or procedural error.

Certificate of Appropriateness



Cumberland Historic District Commission
45 Broad Street
Cumberland, Rhode Island

OWNER.....

PROPERTY ADDRESS.....

PLAT/LOT.....

HDC APPLICATION NO.....

SCOPE OF WORK:

Chair, Historic District Commission date

PLEASE POST CERTIFICATE SO VISIBLE FROM STREET

Character-defining features

In reviewing projects, the HDC considers potential impacts on the character-defining features of the property and the district – those elements essential in conveying the historical significance of a building or landscape.

Historic building character-defining features may include: foundations and walls, exterior cladding materials, entrances and porches, windows and shutters, roof-shapes and decoration, and chimneys. Historic landscape features also contribute to their context. These include “hardscape” features such as: walls, fences, terraces, curbs, walkways, steps and stoops; as well as “greenscape” features such as: mature trees, hedges, lawns and planting beds.

Masonry work in foundations, walls, buildings, chimneys

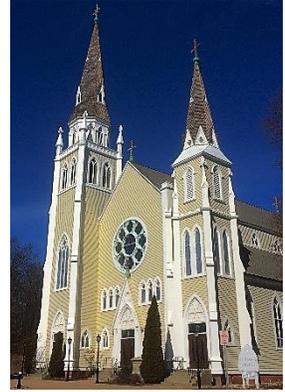
Most of the mills and mill housing within the Ashton and Lonsdale Villages have granite foundations and are built of brick masonry with stone and brick trim details. Chimneys are also generally brick. Other dwellings in the districts are wooden structures.

Wood framing and cladding

Many of the early historic buildings are of heavy timber, post and beam construction, and were originally clad in either wooden clapboards or wooden shingles. Within the Ashton and Lonsdale districts, many are now sheathed in aluminum, vinyl or asbestos siding.

Doors and windows

Simple entranceways and windows are features in all of Cumberland’s historic districts. The entrances of several of the buildings in the Town Hall, Ashton and Lonsdale districts are Italianate in design as interpreted through the vernacular of the area. Others in the Tower Hill Road district are very simple with flat arched openings in the Georgian or Federal style.



Porches

Typically, brick row houses within the Ashton and Lonsdale districts were built close to the street, with no porch or portico. Some important wood-framed dwellings within Cumberland's districts have porches, however. These rare porches are character-defining.



Roofs

Roofs are generally flank gable to the street. Some roofs have been dormered, reflecting the needs of the inhabitants and the design preferences of the time that these changes were made. This layering of architectural styles, showing historical evolution and change, is apparent in other historic buildings and it can be character-defining in its own right.

Generally the roofs within the historic districts were originally sheathed with slate or wood shingles, but many are now clad in asphalt shingles.



Landscape Features

Landscaping is a critical feature of historic properties, designed to provide buildings an appealing visual context. A quality landscape adds value to a property and neighborhood. When planning a project, it is important not to short change the landscape budget.

Hardscape refers to the man-made elements used in landscape architecture and it includes surfaces and structures. Hardscape elements provide the framework for the landscape. Hardscape elements include: paved surfaces, curbing, walkways, walls, stairs, stone landings, terraces and berms and antique landscape ornaments such as drinking troughs and hitching posts.

Greenscape refers to living plant material, such as annuals, perennials, trees, and small shrubs. While the hardscape elements generally remain constant, the greenscape elements are living features that can change over time and thus are not reviewed by the design review board.

Hardscape

Surfaces

Hardscape surfaces include: terraces, stairs, driveways, parking areas, stone walls, sidewalks, and walks, laneways, and cart paths. Appropriate materials can include: stone, brick, concrete, gravel, crushed stone, pea-stone, chip-seal and asphalt parking areas.

New driveways, parking lots and any project area over ½-acre in size will fall within the jurisdiction of the RIDEM Storm Water Regulations. Landscaping is a key component in meeting these regulatory requirements for new projects.

Fences and Walls

For many properties, the street edges are defined by fencing and stone walls. Existing fencing styles vary from district to district. Much of the existing fencing is generally wooden and either open picket or solid board in appearance, not high enough to block out views. Fences for privacy in rear and side yards can be taller (over 4 feet) and can be of solid board styles.

There are dry laid stone retaining walls within many of Cumberland's historic districts. These walls are in varying states of repair and of varying heights, but never high. As with fences, walls define critical edges and boundaries along property lines. In the Ashton Village district, at least one cobblestone wall gives artistic style to the front yard of a dwelling. In the more rural districts, stone walls provide evidence of historic farm field boundaries and a testament to Cumberland's early European settlers.



Greenscape

Choosing Appropriate Plants

It is important to choose the right plant for the right location. Plants should be placed so that they will have room to grow to mature size without needing to be heavily pruned or removed. Native plant species usually require less maintenance. The Rhode Island Wild Plant Society (www.riwps.org) provides resources and lists of Rhode Island native plants.

When planting trees near streets, roadways and parking lots, consider the location of overhead utilities, the proximity to parked cars and the effect of road salt and road drainage patterns. The RI Department of Transportation provides a list of plants that are road salt tolerant (<https://trid.trb.org/view/1101836>).

Consider using plants to meet specific needs such as shading for parking areas or front and back yards, screening for privacy or using a hedge or other type of “living fence” to define a property line. Shrubs can provide a good screen for utility meters, trash and utility areas, air conditioner condensers and other elements that might detract from the landscape aesthetic. Trees can help to lower energy bills by providing summer shade (deciduous trees) and winter windbreaks (evergreen trees).

Mature specimen trees and woodland forests are character-defining elements within a number of Cumberland’s historic districts. Some trees in the Ashton and Lonsdale districts appear to be well over 50 years old. Trees provide scale, texture, temperature ambiance (shade and cooling in summer) and enhance neighborhood character. Every attempt should be made to preserve, protect and nurture existing mature specimen trees.

Proper Planting

Plants need good soil and an area large enough to support and sustain them to mature growth. When planting trees, be mindful of planting them away from foundation walls or stone walls and away from overhead wires.

Do not plant any tree or shrub too deeply. Avoid smothering the area around tree trunks with mulch as too much mulch will rot the base of the trunk.

New plants need plenty of moisture during their first year in the ground to ensure healthy establishment. Be sure to water if there is insufficient rainfall. Products such as soaker irrigation hoses and “gator bags” can be obtained from garden centers. These products can assist in getting water to plants when rainfall is insufficient.

Maintenance

Landscaping is not maintenance free. Plants require care throughout their lifetime whether through pruning, fertilizing, irrigation or removal due to age or storm damage.

When selecting plants for your project, consider using native landscaping materials. Use plantings that are drought tolerant and pest and disease resistant.

Periodic pruning, particularly in the early stages of plant growth, will set the stage for a longer healthy plant life by ensuring that the tree or shrub develops a strong branching pattern. Regular watering and periodic checking for pests and disease will also protect your landscape investment for a longer time.



Landscape Features in Public View

Many landscape features along public roads within Cumberland's historic districts help to define the character of a neighborhood.

Trees in public rights-of-way are the responsibility of the Town or RIDOT. Contact the Town Highway Department if you have any concerns about tree maintenance or removal.

Businesses install landscape features to define and brand their properties and entice patrons. Historic buildings framed by distinctively-designed landscape demonstrate community pride.

Guidelines for landscape features along the front of any building or commercial parking area include:

- Compatibility in scale and size with the street and abutters
- Adequate setbacks for pedestrian safety and traffic visibility
- Preserve safe access to and from the property.

Site Plan Review

Landscape Treatment Objectives

The landscaping is considered part of the entire development project and is part of the HDC approval process. The HDC considers the following criteria when reviewing plan applications:

- Has every effort been made to save and protect existing "species" trees and landscaping?
- Is landscaping an integral part of the overall design?
- Will landscaping be used as screening for utility meters and other objects?
- Is the amount of landscaping appropriate (not too little or too much) to the site?
- Are chosen plant materials appropriate for the site and the intended purpose?

Technical Assistance

Nurseries can guide applicants in the selection of plant materials that are appropriate for site and property conditions. Landscape architects can ensure that the landscaping will work within the design of the entire project.



Section 1:

HISTORIC DISTRICT PRESERVATION STANDARDS

“The guiding principles for all projects”

APPROPRIATE

SYMPATHETIC CHANGE IN USE

- 1 New uses should require the least change to existing structures.
- 2 Minimize alterations to an historic building and site. Every reasonable effort should be made to provide a compatible use.

PRESERVE CHARACTER-DEFINING FEATURES

- 3
 - a. Avoid removing or altering any historic material or significant and authentic 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 distinguishing characters of the building and its setting.

New additions and buildings should incorporate design elements, scale, massing, and building materials that are sympathetic to the existing historic buildings nearby. Applied design elements should be avoided, while window and door openings should be well-organized and balanced. Simplicity in design is preferred over complexity. Rhyming with and blending-in with the historical context is preferred over incompatibility and contrast. Flexibility in design treatments may be granted for rear additions or new construction not seen from a public way.

- 3
 - 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 materials, and finish.

PROTECT AND MAINTAIN EXISTING HISTORIC STYLISTIC ELEMENTS

- 4 Protect and maintain 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.

NOT APPROPRIATE

UNSYMPATHETIC CHANGE IN USE

- 1 Significantly changing structures and setting.
- 2 Failing to minimize alterations.

DESTROYING CHARACTER-DEFINING FEATURES

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

REMOVING HISTORIC STYLISTIC ELEMENTS

- 4 Failing to protect and maintain historic material.
- 5 Sand blasting or water blasting to clean and refinish.

APPROPRIATE

REPAIR RATHER THAN REPLACE: (MINIMIZE INTERVENTION)

- 6 Wherever possible, repair rather than replace deteriorated architectural features.
- 7 Patch, piece-in, splice, consolidate, or otherwise repair the existing exterior material, using recognized preservation methods whenever possible.

REPLACE MISSING PORTIONS OF ARCHITECTURAL FEATURES

- 8 Match original construction material. A missing wooden feature should be replaced with wood. A missing stone feature should be replaced with stone. A substitute (in-kind) material may be acceptable on a case-by case-basis, if the form and design of the substitute conveys the same visual appearance of the original and the feature is hard to access and prone to water damage, weathering, and rot.
- 9 Use methods that minimize damage to the original materials 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.
- 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 the historical material being replaced in design, texture, and other visual qualities.

NOT APPROPRIATE

REPLACE RATHER THAN REPAIR (INTERVENTION)

- 6 Removing and replacing only slightly deteriorated architectural features.
- 7 Removing and replacing existing exterior material with new incongruous materials.

NOT REPLACING MISSING ARCHITECTURAL FEATURES

- 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. Most 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 18th, 19th, and early 20th century buildings.
- 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 and thereby creating a false historical appearance.
- 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, although hard-to-maintain architectural features, such as roof brackets and trim moldings on upper floors may be reproduced in approved durable composite materials as in #15 below.
- 15** If alternate composite materials are allowed to be used, the materials should be applied as individual components in the traditional method and they should match the original in appearance including texture, profile, pattern, and weather surface.
- 16** Where reconstruction of an element or feature is impossible because of a lack of historical evidence, 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 more accurately original design details.

RETAINING HISTORICAL ALTERATIONS MAY BE IMPORTANT

- 17** a. Preserve older alterations that have achieved historical significance.
- b. Many changes to buildings that have occurred over 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. An example of such an alteration may be a porch, a kitchen ell, or bay window that was added to the original building early in its history.
- c. More recent alterations that are not historically significant may be removed.

HIDE SERVICE AREAS AND MECHANICAL EQUIPMENT

- 18** Screen mechanical equipment, including solar panels, wind turbines, satellite dishes, 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, solar panels, and air handling units should be minimized. These devices may be better located on the ground in screened locations.
- b. Satellite dishes and solar panels are strongly discouraged in visible areas. If a ground-mounted dish or solar installation must be placed in view, it should be screened with fencing and/or plantings. If roof placement is needed, the dish or solar panel must be located on a rear section of roof not visible from a public way.



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 whenever possible.
- 15** If alternate composite materials are allowed to be used, applying the materials in precast assemblies (strips or sheets) rather than as individual components in the traditional manner, thereby failing to 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.

FAILING TO RESPECT HISTORICAL ALTERATIONS

- 17** Failing to respect and preserve older alterations that have achieved historical 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.

VISIBLE SERVICE AREAS AND MECHANICAL 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 public view.

At left: Rooftop mechanicals should be hidden from view

APPROPRIATE

RETAIN HISTORIC ACCESSORY OR AUXILIARY BUILDINGS:

- 20** Historic accessory buildings such as detached garages, carriage houses, barns and sheds can contribute to the overall character of the principal building. Their orientation, design, materials, and architectural details should be preserved. If repairs are needed, they should be made in-kind, using the same materials, or materials that are very similar to the originals. They shall be treated as individual historic buildings within the historic district.
- 21** A small accessory building that has deteriorated beyond repair may be replaced with a design and materials that are compatible with the principal structure in siting, scale, and fenestration.
- 22** Proposed changes to non-significant accessory structures should likewise be compatible with the character of the property and the Historic District.



NOT APPROPRIATE

FAILURE TO RETAIN ACCESSORY OR AUXILIARY BUILDINGS

- 20** Failing to recognize that historic accessory buildings can contribute to the character of the principal structure and the district. These buildings and all of their character-defining architectural components may be significant in their own right.



Section 2: GUIDELINES FOR SPECIFIC REHABILITATION WORK

In addition to the general standards #1-22, the following guidelines provide more clarification and specificity.

APPROPRIATE

WOOD SIDING

- 23** Use materials similar to those employed historically in terms of size, shape, and texture- whenever feasible.
- 24** Choose wood siding that most closely matches the shape, size, profile, and texture of the historic wood siding when seeking to repair or replace wood siding.



NOT APPROPRIATE

WOOD SIDING

- 23** Using materials that are dissimilar to those used historically.
- 24** Using modern synthetic wood siding replacement treatments and materials when in-kind wood siding replacement is available and more appropriate. Using new siding, which does not match the original dimensions and reveal is not appropriate.

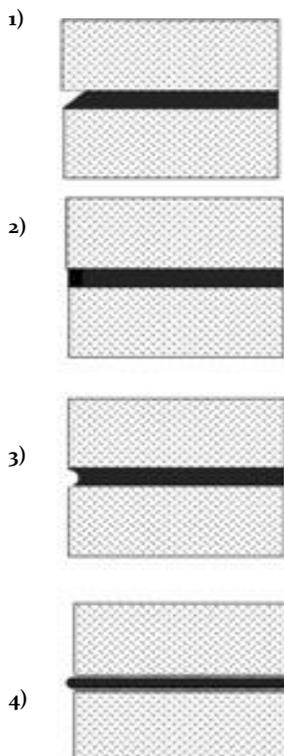
Vinyl and aluminum siding and cement board products such as HardiPlank, HardiShingle are not appropriate due to either their untested durability, inability to convey an appropriate appearance or installation impact.



APPROPRIATE

MASONRY

- 25 Clean masonry (brick and stone) 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. Often 18th and 19th century mortar is much softer than modern mixes, matching softer brick composition and strength.
- 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)



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 sandblasting, 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, profile, and composition 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 such coatings 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, parapets, doorway enframements, window brackets and hoods, cupolas, and roof finials in places where they survive. Replace only if severely deteriorated and only with in-kind materials. Composite materials may be appropriate for duplication and replacement on a case by case basis if the feature is on an upper floor or roof, difficult to maintain, and severely deteriorated.
- 33** Where original trim or ornament is missing, replace missing elements if possible with designs to match the original based upon historical documentation. Use original proportions for trim designs as templates for replacement work. Duplication of missing trim and ornament in composite materials may be considered, on a case by case basis, as in #32 above, 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, including their historic structural and decorative components, e.g., roof boards, rafters, venting, ridge cresting, lightning arrestors, balustrades, raking cornices, cornice moldings, soffit treatments and brackets, drip edges, etc.
- 35** Preserve the character of original roofing materials whenever possible. Where they currently exist, wood-shingled roofs should be replaced with wood-shingled roofs, and slate with slate. Asphalt shingles are appropriate as replacement in-kind for existing asphalt-shingled roofs now commonly found.

NOT APPROPRIATE

WOOD TRIM AND ORNAMENT

- 31** Failing to maintain and repair original 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 other features in places where they survive.
- 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 materials 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, widow's 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.

APPROPRIATE

WINDOWS and STOREFRONTS

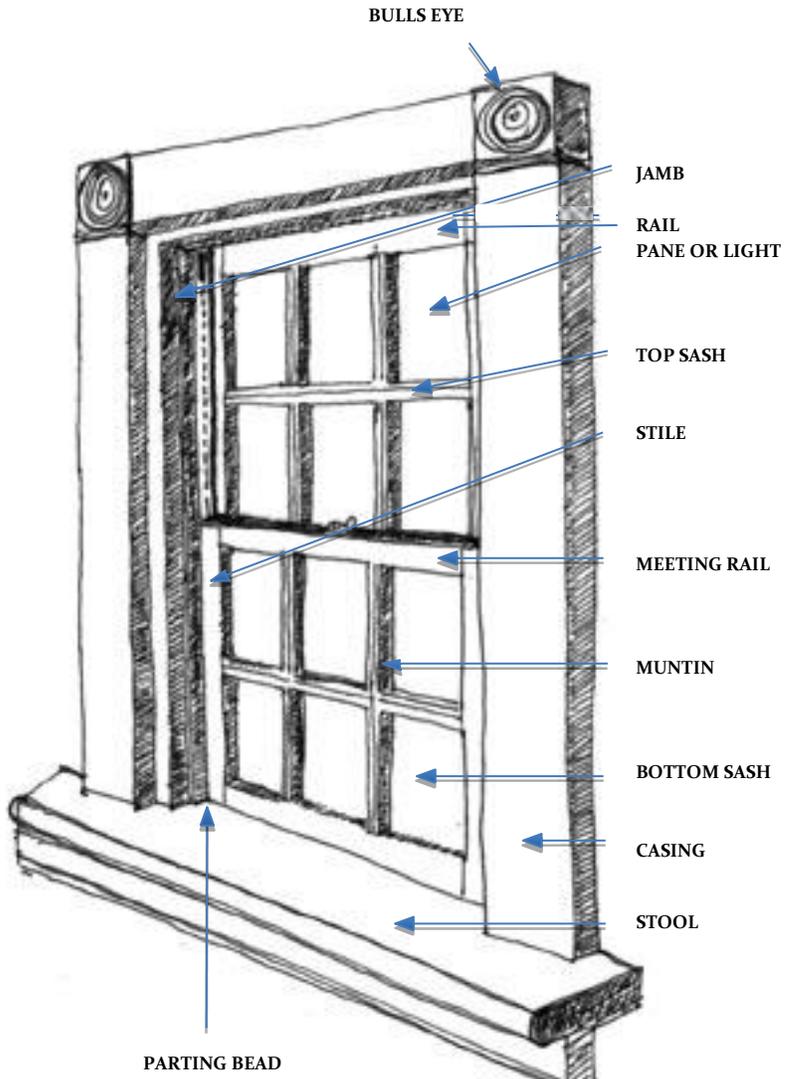
- 36** Retain, repair, and maintain historic windows if at all possible. These are usually built of far better materials (including wood) than today's replacement windows, and actually provide a better pay back (when repaired, weather-stripped, and provided with storm windows) than replacement windows. This is largely due to the fact that with storm windows, historic wooden windows provide nearly the same insulating value as replacement windows, (regardless of product manufacture) which are very expensive to purchase and install.
- 37** If storm windows are used, they should not obscure original window proportions. Triple-track wood or aluminum storm windows are usually acceptable because they provide adequate insulation, help owners retain original window sash and casings, 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 and wooden or PVC shutters may be approved provided they are traditional, hinged and/or hung rather than roll-up.
- 38** Where replacement of severely deteriorated windows is warranted, replacement with wooden sash matching the original sash is the preferred treatment. This will not require costly removal of the original window casings or storm windows. If this is not feasible, replacement in-kind of the window sash with new sash, which may be clad or composite, and rehabbed jambs is preferred over replacement of the entire window unit. This alternative retains the original window opening, casing, and exterior trim. Replacing window sash may be appropriate provided the condition of the existing window sash is beyond repair and the replacements meet, as closely as possible, the historic window sash and muntin bar dimensions. A detailed evaluation of the state of deterioration of the historic windows along with detailed product information and a window sash sample must be provided to the HDC for an evaluation of the appropriateness of such a request.
- 39** Where replacement of entire 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, jambs, sills, and casings, or if **replacement of non-historic windows already in place (including non-historic storefronts)** on the building is desired, such replacement window units may be appropriate if the historical dimensional character is replicated, including the window trim, sash dimensions, glass size, muntin bar width and reveal, exterior putty bevel, and rail and style dimensions. The new windows may have true or simulated divided lights. Also of importance is duplicating the appropriate original reveal of the window unit from the exterior wall plane, including the dimension and rake of the window sill. Wooden windows may be replaced with aluminum clad or composite windows. Vinyl windows are not appropriate. This guideline is also to be followed for the addition of any new window openings on a historic building or its additions. The placement of any new windows may be documented by historical evidence and/or be in scale, dimension, and rhythm with the existing historical window placement on the building.

NOT APPROPRIATE

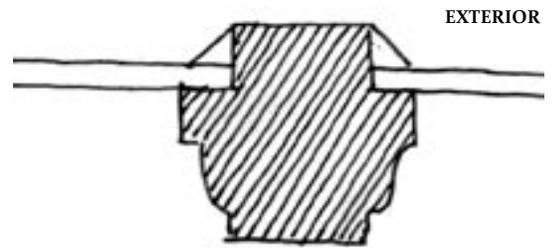
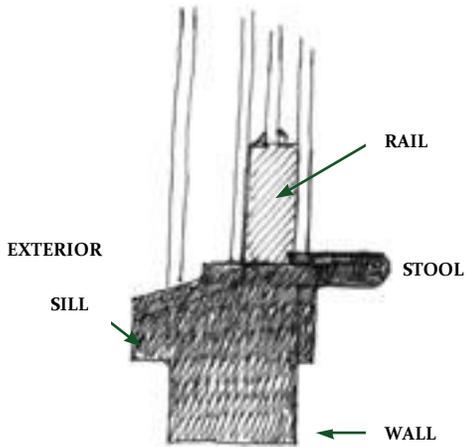
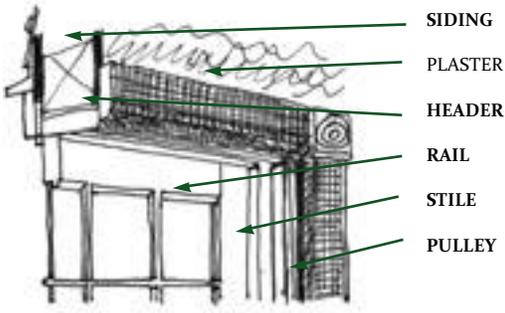
WINDOWS

- 36** Changing the dimension of historic window openings, muntin bar, and window glazing configurations and proportions. It is not appropriate to replace historic windows with manufactured windows of vinyl, aluminum, or composite materials when repair of the historic windows is feasible.
- 37** Installing new storm windows which obscure historic window glazing proportions, including roll-up metal storm shutters.
- 38-39** Installing new manufactured replacement windows which do not match the dimensional qualities of the 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. Also of importance is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and character of the window sill. New manufactured windows which have vinyl cladding, fake snap-in muntin grills, or have flat metal or vinyl muntin grills laminated between glazing are not appropriate because they do not convey the authentic two-dimensional appearance of historic true divided light, muntin bar, and glazing configuration. New thermopane windows, exterior and interior grids should be a sandwiched grid between the panes.

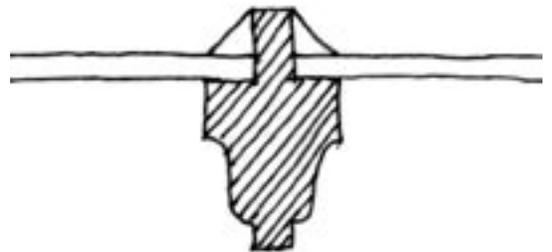
WINDOW TERMS



DOUBLE-HUNG WINDOW PARTS



TYPICAL MUNTIN CROSS SECTION ACTUAL SIZE



APPROPRIATE

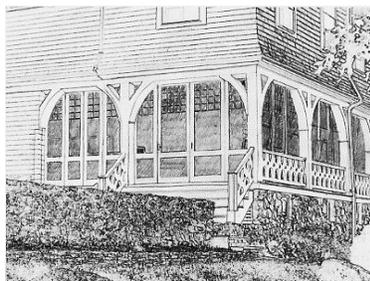
ENTRANCES

- 40 Maintain the historical character of the building entrance(s).
- 41 Preserve historic porches where they exist for entryways or otherwise.
- 42 Preserve original doors, doorway hoods, and enframements, which contribute to the historical character. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of materials (wood to replace wood) matching the design character of the original.
- 43 Preserve historic storefront entrances and display windows which generally flank the entrance whenever possible. However, if replacement is warranted due to advanced deterioration or due to building code requirements, every effort should be made to retain the original design configuration, including any decorative details that remain or can be reconstructed through historical documentation. The traditional glazed storefront style with display windows should be retained.



PORCHES AND DECKS

- 44 The historic porches found on some buildings are historical in character 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 steps, decking, posts, balustrades, brackets and roofs. Building code-required balustrade alterations should be accomplished with the least change possible. Rail height may be increased with a simple horizontal pole.
- 45 Where enclosure of a historic porch is warranted, porch floors, 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 should be reversible, allowing the original porch details to be preserved, including the original exterior wall and fenestration of the building within the porch.



NOT APPROPRIATE

ENTRANCES

- 40 Failing to maintain the historical character of the building entrance.
- 41 Removing or in-filling historic entry porches.
- 42 Removing, replacing, or concealing historic entry doors, door hoods, 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.
- 43 Removal of a transparent traditional storefront entrance with flanking display windows and replacement with solid walls at the street level.

PORCHES AND DECKS

- 44 Enclosing porches 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 any of the historic districts, such decks would not be appropriate on the street side of buildings as these facades are visible from the public way. 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.

At left, an appropriate porch enclosure behind porch supports

Section 3:

GUIDELINES FOR SITE DESIGN

APPROPRIATE

SETBACKS

- 46** Maintain the pattern, placement, orientation, rhythm, and alignment of existing historic buildings established by the traditional setbacks from the street 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 and their character in their original location, including hedges, masonry walls and their features, picket fences, and gates.

PAVING

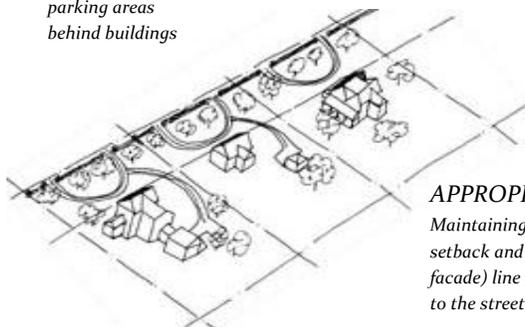
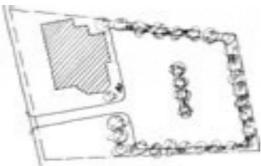
- 49** a. Where character-defining paving materials exist in the area, consider using similar materials for new paving.
- b. Preserve historic paving materials in their original location. Where repair or replacement is warranted due to safety concerns or to advanced deterioration or wear, repair or replace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

PARKING AREAS AND DRIVEWAYS

- 50** a. New, larger parking areas should be subdivided 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. Include islands of planting and/or trees in the interior of parking areas. These areas can be used for drainage treatment and/or rain gardens.
- d. Side or rear locations are preferred for additional parking areas.

APPROPRIATE:

Landscaped parking areas behind buildings



APPROPRIATE:

Maintaining the front setback and building (or facade) line and orientation to the street

NOT APPROPRIATE 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 or creating new fence lines where they did not exist historically so that the lot orientation and visual dimension are erased or confused.
- b. Not retaining historic fences in their original location, including, picket fences, hedges, masonry walls and their features, and masonry gate posts and gates.
- c. On close inspection, vinyl fences do not convey the same visual appearance as wooden fences and are not appropriate.

PAVING

- 49** a. Introducing new materials to replace historic paving materials that do not convey the same or similar visual characteristics as the historical materials.
- b. Removing historic paving materials, even if 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 for parking, rather than adding broken-up and smaller component parking areas and landscaping to reduce the visual impact.

Appropriate Greenscape Features



Street trees offer pedestrians and homeowners shade and protection from traffic and parked cars. They should not be planted as a mono-culture. Diverse plantings hardy to New England are preferred. Those that are vase-shaped will be more suitable than others. Trees that drop messy fruit or large leaves should be avoided. Existing large healthy specimen trees should be retained.



Consider rain gardens for small scale places and drip edges (below) . These can aid in storm water runoff control.



Small pocket parks with lawns and shade trees are located within the factory village, where large brick residential buildings predominate. These areas are character-defining and should be retained whenever possible

Appropriate Hardscape Features



There are several types of historic fences and walls, including this cobbled or beach stone wall, dry-laid and field stone walls, and wooden picket fences. Whenever possible, these should be preserved and retained.



Small front yards can be made attractive through appropriate small-scaled landscape treatments.

APPROPRIATE**HISTORIC LANDSCAPE FEATURES**

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



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

Section 4:**GUIDELINES FOR ADDITIONS**

These guidelines apply for additions to contributing structures in addition to guidelines #46-52.

RELATIONSHIP TO MAIN BUILDING:

- 53 a.** Additions to existing buildings should be compatible with the size, scale, fenestration, material finish, and character of the main building and its setting and include porches and bay windows, as well as entire wings or rooms.
- b.** Additions of new wings or sections of buildings 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.
- c.** 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 a possible subtle change in cladding such as a change from clapboard to shingle.
- d.** Additions shall not give a false historical appearance unless they are designed as replacements for lost historical features based upon adequate historical documentation and are therefore considered as documented reconstructions or restorations.

NOT APPROPRIATE**HISTORIC LANDSCAPE FEATURES**

- 51 a.** Removing and not retaining or repairing historic landscape features, such as, but not limited to, stone walls, gates and posts, paving, terraces, arbors, pergolas, pavilions, specimen trees, hedges and other appurtenances so that the historic landscape is destroyed and lost, and the setting for the historic architecture compromised. Historic cemeteries as defined by RI law are included in this category.
- b.** Adding landscape features that do not relate to the historic setting and thereby compete with historic landscape features and the character of the district.
- c.** Disturbing or destroying archaeological sites or areas (and their appurtenances) which may yield archaeological materials, including historic cemeteries as defined under RI law.

RELATIONSHIP TO MAIN BUILDING

- 53 a.** 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.
- b.** 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 clap board to shingle.
- c.** 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

HISTORIC 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 of the building or its setting to represent the design character of the historical period of the district.
- b. The main historic building form should always be more visually important in character 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. Set back additions 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. Place additions to the side or rear portions of the building which are not readily visible from a public way.
- b. Ramp or regrade for ADA access on the side or rear of the building.
- 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 in style and dimension with the original building, including cladding, windows, doors, and roofing materials.

NOT APPROPRIATE

HISTORIC DESIGN CHARACTER

- 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. Additions that visually overwhelm the historic building are not appropriate.
- c. Alterations that seek to imply an earlier period than that of the building are not appropriate.
- 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. The use of PVC, composite or synthetic cladding materials is not appropriate.



DORMER ADDITIONS

1) **Appropriate:** scale and rhythm



2) **Not appropriate:** out of scale



3) **Not appropriate:** overwhelming scale, incongruous form

B BUILDING ADDITIONS

1) **Not Appropriate:**

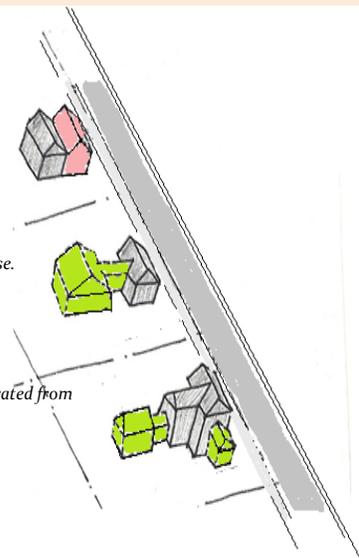
Wrong location: addition is in front of original, blocking view of historic building and occupies the front yard setback

2) **Not Appropriate:**

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

3) **Appropriate:**

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



Section 5: GUIDELINES FOR NEW BUILDING CONSTRUCTION

APPROPRIATE

- 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. They should blend in and not attract attention. 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 in Section 3, the following guidelines apply to all new building construction within an Historic District.

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, form, and fenestration to 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, although fiber cement-based alternative materials may be used on a case by case basis.
- b. Materials for roofs should be similar in appearance to those used historically, although asphalt shingles are appropriate.
- c. Vinyl and aluminum siding and trim materials do not convey the same historic appearance as the surrounding buildings and the wooden context of the district and therefore are not appropriate.
- d. Use finishes similar to others in the district.

NOT APPROPRIATE

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 to 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 façade 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 three-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. Entry porches are typical of the district and similar elements may 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 if at all possible. New garages should be set back from the roadway for safety and located to the rear, side, or back of the main building.
- 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 district is encouraged. Aluminum clad, vinyl clad or PVC (resin) windows (sash, casing, trim) may be appropriate on a case by case basis for detached new buildings, provided they mimic historical window details in terms of size, window pane configurations, and muntin profile. These windows may have simulated divided lights instead of true divided lights.

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



APPROPRIATE NEW CONSTRUCTION: the house on the right is new. It is sympathetic to the scale and massing of the historic house to the left.

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 district.



APPROPRIATE ADA RAMP: on side, railing blends with the building, regrading minimizes overall length. Often regrading to bring the ground level up to meet the door threshold level is a simple solution to providing access.

Section 6

GUIDELINES FOR DEMOLITION

- 67** Any demolition of a historic building, 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 wholebuilding demolition, which the HDC 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 falling into this category should be carefully photographed and documented prior to demolition. Special architectural features and ornamentation may also be saved and incorporated into the design of the replacement structure.

DEMOLITION OF A “NON-CONTRIBUTING” STRUCTURE (constructed less than 50 years ago):

- 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 HDC 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 (see Section 5).

DEMOLITION OF A “CONTRIBUTING” BUILDING OR STRUCTURE (a historic resource constructed 50 or more years ago):

- 70** Approval of the demolition of a historic resource, including significant outbuildings or appurtenances, must meet all of the following criteria:
- a. working together, the owner and the HDC are unable to develop an economically feasible plan to preserve the building;
 - b. the building or structure poses an imminent threat to public health or safety;
 - c. the owner does not have the economic means available to eliminate the public safety hazard; and
 - d. the owner is unable to sell the building or structure to a buyer willing to preserve it, after an exhaustive search for such a buyer is undertaken.
- 71** All demolition applications must present approvable plans for the use of the site after demolition, including plans for any new building or structure on the site. The HDC 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 proposed subsequent improvements to the site*. The HDC may grant approval in the case of an undue and unreasonable hardship to the owner, provided such hardship is quantifiable.
- 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 HDC and a third-party structural engineer.
- 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 and therefore may be approved.

DEMOLITION FOR A REPLACEMENT PROJECT OF SPECIAL PUBLIC MERIT

- 75** Demolition or relocation of a contributing 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 public benefits to the Cumberland 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 the any of Cumberland's historic districts 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 of paint or other protective covering;
- f. Deterioration of the building which renders it not properly watertight or structurally unsafe.

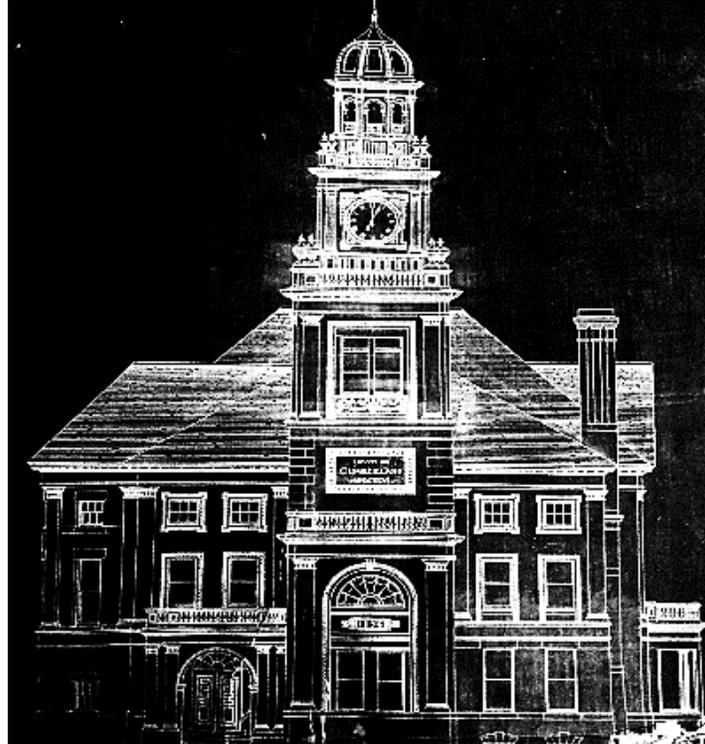
77 The process by which a building or structure is officially cited for "Demolition by Neglect" involves three steps:

- a. Initial identification of such properties may be made by a HDC member, Town Planning or Building Department staff inspection of the neighborhood, or by referral from someone in the area.
- b. A report of the building(s) with photos documenting the deteriorated conditions is presented to the HDC at its public meeting.
- c. If the HDC determines the building(s) qualifies for Demolition by Neglect, the HDC may petition the Town Council to follow through with notification to the property owner and with 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 within the past 50 years):

78 Non-contributing buildings and structures (or appurtenances) should not be altered in any manner that renders them less compatible or incongruent with any aspects of such buildings, structures, or appurtenances, and the surrounding historic district which the HDC 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.



Cumberland Town Hall (William Walker and Son, 1894)
Town Hall Historic District

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