



Town of North Smithfield Historic District Commission

General Standards of Review

The following General Standards of Review have been adopted by the North Smithfield Historic District Commission, based on the Secretary of the Interior's Standards for Rehabilitation. The purpose of the standards and guidelines is to help the NSHDC to be consistent and objective in its judgment of applications for Certificates of Appropriateness, and to provide applicants with an indication of how the NSHDC will approach the review process. In reviewing an application for a Certificate of Appropriateness, the NSHDC will cite one or more of these standards in each decision it makes on an application.

1. Recognize Appropriate Use

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. Retain Historic Character

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Avoid Conjecture (or Retain the Sequence of Historical Events)

Each property shall be recognized as a physical record of its own time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Consider Later Changes as Potentially Significant

Most properties change over time; those changes that have acquired significance in their own right shall be retained and preserved.

5. Protect Distinctive Construction and Craftsmanship

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Repair Rather Than Replace

Deteriorated historic features shall be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Avoid Destructive Treatments

Chemical or physical treatments, such as sandblasting, that cause damage to historical materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken by the gentlest means possible.

8. Protect Archaeological Resources

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. Make Additions and Alteration Compatible

New additions, exterior alterations, or related new construction shall not destroy historic materials, which characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. Make New Additions and Alterations Reversible

New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.