# City of Augusta, Maine

DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT
CODE ENFORCEMENT
ECONOMIC DEVELOPMENT

ENGINEERING
FACILITIES & SYSTEMS
PLANNING


Memo

To: City Council
William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: March 23, 2015

Re: Historic District Ordinance memo

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Attached please find a copy of the proposed Augusta Historic District Ordinance. The ordinance was created by a subcommittee of the City Council, chaired by Mayor Rollins. The subcommittee has been in place for several years and initially worked on the Demolition Delay ordinance that was passed by Council two years ago. The new ordinance would regulate renovations, alterations, and new construction within the proposed Historic District.

A Historic District is a Zoning Ordinance by state law, regulating development in only part of the city. The intent will be to re-codify the attached ordinance before it goes to the City Council business meeting to incorporate it into the Land Use Ordinance. The effect of the ordinance will be to require property owners to get a Historic Preservation Certificate from a new Augusta Historic District Review Board prior to conducting work regulated by the ordinance. In some cases, a building permit will also be required, and it is possible a Planning Board approval will be required, depending on the nature of the project. Large projects involving the construction of a new commercial building will clearly need all three approvals/permits, smaller projects like an addition to a house will need a building permit and Historic Preservation Permit, and even smaller projects, like window replacements would only require a Historic Preservation Certificate.

The subcommittee feels very strongly that this ordinance will help preserve and enhance Augusta's historic core, which will make Augusta a more attractive place to live and do business. The subcommittee held numerous public hearings in both the west side neighborhood and the downtown and received overwhelmingly positive feedback on the ordinance. There were a few people with concerns about the effect on the cost of renovations, but most people were enthusiastic about the expected positive outcome of the ordinance on the quality of the district.

I will gladly answer any technical questions about the ordinance or the process to adopt it at the Informational Meeting.


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