

Historic Preservation Board

Wednesday, April 15, 2026 at 5:00 PM
Room 24 (Basement Level of City Hall)
and Zoom



MEMBERS

Brad Miller (Chair)
Valerie Paquin-Gould (Vice-Chair)
Hilary Bassett
William DeSerres
Michael Hutchins
Kristina Sottery
Rob Whitten

The Historic Preservation Board invites the public to attend the meeting **in person or Zoom** pursuant to the Remote Meeting Policy adopted by the Historic Preservation Board. Prior to the meeting, please check the Agenda Center <https://portlandme.portal.civicclerk.com> to view memos and reports which will be posted by the end of the day on the Friday before the Historic Preservation Board meeting. Please note that the placement of each item on the agenda is subject to change. Please check the [Agenda Center](#) prior to the meeting for the item start time.

REMOTE PARTICIPATION

Allow your computer to install the free Zoom app to get the best meeting experience. If you are not able to attend either in person or via Zoom, a recording will be available in the [Agenda Center](#) following the meeting. For more information on how to use zoom, please go here: <https://content.civicplus.com/api/assets/18148b5d-f26e-472f-8d2c-245db97e5c27>

Please click the link below to join the webinar:

Join from PC, Mac, iPad, or Android:

<https://portlandmaine-gov.zoom.us/j/81877014446>

Phone one-tap:

+16469313860,,81877014446# US

+19292056099,,81877014446# US (New York)

Join via audio:

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

PUBLIC COMMENT INFORMATION:

To submit written public comment on an agenda item, email hp@portlandmaine.gov. Submissions must be received by 12:00 pm **the day before** the Historic Preservation Board meeting to guarantee their inclusion in the agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the agenda item (see below).

AGENDA:

1. ROLL CALL AND DECLARATION OF QUORUM

2. REPORT OF ATTENDANCE AT THE MEETING HELD ON APRIL 1, 2026

- i. Public Hearing
Review of New Construction (Garage) & Addition; 381 Danforth Street; DeSerres, Hutchins, Miller, Paquin-Gould and Whitten present. Bassett and Sottery absent.

3. REPORTS OF DECISIONS AT THE MEETING HELD ON APRIL 1, 2026

- i. Public Hearing
Review of New Construction (Garage) & Addition; 381 Danforth Street; Ian Goldstein & Sarah Ratner, Applicants. Plan Number: HP-00062-2026. The Board voted 5 in favor, none opposed to approve the application.

4. COMMUNICATION AND REPORTS

- i. None

5. PUBLIC HEARING

- i. Review of & Recommendation to Maine Historic Preservation Commission regarding National Register Nomination for 0 Fessenden Avenue (Little Diamond Island Casino).
- ii. Review of Alterations; 279 Congress Street; St. Paul's Parish Church, Applicant. Plan Number: HP-00061-2026

6. WORKSHOP

- i. Review of New Construction; 30 Atlantic Street; Brooke Chornyak and Dylan Jones, Applicants. Plan Number: HP-00068-2026

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: April 10, 2026
RE: 0 Fessenden Avenue –PUBLIC HEARING – Review and Recommendation to Maine Historic Preservation Commission for National Register Listing
PROJECT ID: N/A
MEETING: April 15, 2026

Owner: Little Diamond Island Association
Preparer: Christi Chapman-Mitchell

A legal ad was published in the Portland Press Herald on April 2, 2026 and April 3, 2026, and notices were sent to owners of the property.

INTRODUCTION

The applicant is nominating the structure at 0 Fessenden Avenue, known as the Little Diamond Island Casino, to the National Register of Historic Places.

Per Subsection 2.2.9 of Portland’s Land Use Code and the requirements of the Certified Local Government Program (Attachment 1), the Portland Historic Preservation Board should provide a report to the Maine Historic Preservation Commission (MHPC) addressing the Board’s findings related to:

1. Applicability of National Register Criteria;
2. How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.; and
3. A summary of public comment.

SUMMARY OF HISTORIC SIGNIFICANCE



Figure 1: Partial aerial view of Portland showing location of the Little Diamond Island Casino at 0 Fessenden Avenue with a yellow star.



Figure 2: Aerial view looking north over Casco Bay showing the Little Diamond Island Casino (A).



Figure 3: Sketch map showing proposed National Register designation boundary for the Little Diamond Casino in red.

The nomination before the Board (Attachment 2) is for individual listing of the Little Diamond Island Casino on the National Register of Historic Places under National Register Criteria:

- A: associated with events that have made a significant contribution to the board patterns of our history;
- C: reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction;

The statement of significance summary paragraph states:

“The Little Diamond Island Casino is nominated to the National Register of Historic Places as a locally significant example of a type of community building that historically has, and currently is, the central focus of the social life of the inhabitants of this small island in Portland, Cumberland County, Maine. Built in 1909 by developer Charles “Windy” Brown as a restaurant and small store to anchor a nascent summer cottage development on the island, the Casino has served as the community hall, meeting hall, and entertainment venue since 1924. The two-story wood framed building is located on Shell Island, a rocky protuberance of ledge and boulders, and is connected to Little Diamond Island via the public pier. As befits its location, the building features a wrap-around porch/veranda, and multiple windows on all sides to take in the view. The low-slung hip roof of the shingled

building serves to shield the interior from the sun and to visually lower its profile. While firm architectural attribution is unknown, the building falls into a stylistic and design category of buildings built for similar functions throughout seaside summer colonies and resorts, and along Maine’s many interior lakes. The Little Diamond Island Casino is significant under Criterion A for social history and as a site for entertainment and recreation, and it is also significant under Criterion C, architecture, as a type of building erected at the turn of the twentieth century in a specific context. The period of significance is 1909-1912 and 1924 – 1975 (fifty years before the present).” (Attachment 2, page 13)

ANALYSIS OF APPLICABLE REVIEW STANDARDS

National Register Criteria:

Criterion A: Event	
Property is associated with events that have made a significant contribution to the broad patterns of our history.	
Criterion Met?	Staff Comments
Yes	The Little Diamond Island Casino is associated with the early twentieth century development of Little Diamond Island as a vacation community. Additionally, the Casino is associated with the social history of the island from its original use as a restaurant and recreation facility until its conversion to a private residence, to its purchase by the Little Diamond Island Association for its ongoing use as a community center for the Island’s seasonal community.
Criterion B: Person	
Property is associated with the lives of persons significant in our past.	
Criterion Met?	Staff Comments
	Not applicable
Criterion C: Design/Construction	
Property reflects in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value or that represent a significant and distinguishable entity whose components may lack individual distinction.	
Criterion Met?	Staff Comments
Yes	The Little Diamond Island Casino is significant as an example of the design recreational buildings that were typical of Maine’s late nineteenth and early twentieth century recreational landscape, both along the coast and around the State’s inland waters. It is typical of Casino-type buildings, only a small number of which survive, and also embodies the traits of the shingle style architecture common to Portland.

Criterion D: Information Potential	
Property has yielded or may be likely to yield information important in prehistory or history.	
Criterion Met?	Staff Comments
	Not Applicable

Portland’s Plan 2030:

Historic Resources: Local Goals	
Identify, document, designate, and preserve Portland’s historic resources, including individual structures, neighborhoods, parks, cemeteries, and archaeological resources.	
Goal Met?	Staff Comments
Yes	This nomination documents and designates a historically and architecturally significant resource to the National Register.
Promote Historic Preservation as a key economic, sustainability, and community development strategy.	
Goal Met?	Staff Comments
Yes	The designation of 0 Fessenden Avenue will allow for the rehabilitation of the historically significant structure through the use of Federal Rehabilitation Tax Credits promoting economic activity and supporting the retention of a historically important building.
Stabilize and enhance historic areas of the city by ensuring quality investment in existing structures and compatible infill development.	
Goal Met?	Staff Comments
Yes	Access to Federal Rehabilitation Tax Credits for the Little Diamond Island Casino will ensure that any tax credit rehabilitations that are undertaken follow the Secretary of the Interior’s Standards for Rehabilitation and are of high quality and will continue use of the structure.

MOTION FOR CONSIDERATION

I move to recommend that the Maine Historic Preservation Commission support the nomination for the Little Diamond Island Casino at 0 Fessenden Avenue to be individually listed on the National Register of Historic Places on the basis of submitted documentation; information provided in the staff memo; and findings by the Historic Preservation Board that the proposed nomination meets National Register Criteria A & C, and that the proposed nomination is in support of Portland’s Plan 2030. Historic Preservation Staff shall make a report of these findings and a summary of public comment to the Maine Historic Preservation Commission on behalf of the Board.

ATTACHMENTS

1. Communication from Maine Historic Preservation Commission regarding request for Historic Preservation Board Review of National Register Nomination
2. 2026 National Register of Historic Places Registration Form for The Little Diamond Island Casino
3. National Register Bulletin: How to Apply the National Register Criteria for Evaluation



MAINE HISTORIC PRESERVATION COMMISSION
10 WATER STREET
65 STATE HOUSE STATION
HALLOWELL, MAINE
04347

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

February 11, 2026

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Little Diamond Island Casino, Portland, parcel 105 Q027001

Dear Board Members:

The enclosed draft National Register nomination is being submitted for your Commission's review and report in accordance with requirements of the Certified Local Government Program. The report should, at minimum, address these areas of concern:

- 1) Applicability of National Register criteria.
- 2) How the nomination of this property contributes to local preservation efforts; i.e., educational programs, planning, economic development, protection, etc.
- 3) A summary of public comment.

Your report must be prepared in keeping with the following stipulations:

When a relevant historic preservation discipline is not represented in the Commission membership, the Commission shall be required to seek expertise in this area when considering National Register nominations requiring the application of such expertise. Requisite expertise may be provided through consultation with the SHPO or with 36 CFR 61-qualified persons. For example, if the Commission must review the nomination of a prehistoric archaeological site, and no Commission member is a prehistoric archaeologist, the Commission is required to obtain the advice of a 36 CFR 61-qualified archaeologist for purposes of reviewing the nomination.

Please submit your report to me in advance of the April 24, 2026 quarterly meeting at which the Maine Historic Preservation Commission will consider the nomination.

Sincerely,

Michael Goebel-Bain,
National Register Coordinator

Enc.
Cc. E. Schueckler



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DIRECTOR

February 11, 2026

Portland Historic Preservation Board
389 Congress Street
Portland, Maine 04101

RE: Little Diamond Island Casino, Portland, parcel 105 Q027001

Dear Board Members:

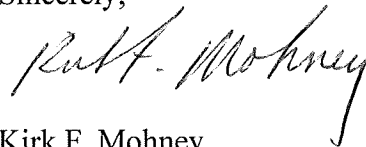
We are pleased to inform you that the above property will be considered by the Maine Historic Preservation Commission for nomination to the National Register of Historic Places. The National Register is the Federal government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated as well as a fact sheet which discusses the effects of listing.

Owners of private properties nominated to the National Register have an opportunity to concur in or object to listing in accord with the National Historic Preservation Act and 36 CFR 60. Any owner or partial owner of private property who chooses to object to listing may submit to the State Historic Preservation Officer a notarized statement or a statement consistent with 28 U.S.C. § 1746² certifying that the party is the sole or partial owner of the private property and objects to the listing. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If a majority of private property owners object a property will not be listed; however, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for listing in the National Register. If the property is then determined eligible for listing, although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If an owner chooses to object to the listing of his property, the notarized objection or objection made consistent with 28 U.S.C. § 1746 must be submitted to Kirk F. Mohney, S.H.P.O., Maine Historic Preservation Commission, 10 Water Street, 65 State House Station, Hallowell, Maine 04347-0065, by April 23, 2026.

² Sample wording consistent with 28 U.S.C. § 1746 to be submitted with objection statement: "I declare (or certify, verify, or state) under penalty of perjury under the laws of the United States of America that the foregoing is true and correct. Executed on (date). (Signature)".

If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the S.H.P.O. before the Maine Historic Preservation Commission considers this nomination at its meeting to be held on April 24, 2026. You are cordially invited to attend this meeting, which will be held at the Maine Historic Preservation Commission office at 10 Water Street, Hallowell, Maine 04347, beginning at 10:30 a.m. If you cannot attend the meeting in-person and would like to attend remotely, please email lauren.swain@maine.gov or call (207) 287-2132 x0 to receive video or phone access links. A copy of the nomination and information on the National Register and Federal tax provisions are also available from the above address upon request.

Sincerely,

A handwritten signature in cursive script that reads "Kirk F. Mohney". The signature is written in black ink and is positioned above the printed name and title.

Kirk F. Mohney
State Historic Preservation Officer

Enc.



JANET MILLS
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION
10 WATER STREET
65 STATE HOUSE STATION
HALLOWELL, MAINE
04347

KIRK F. MOHNEY
DIRECTOR

NATIONAL REGISTER CRITERIA

The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, material, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that reflect in an outstanding manner the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the last 50 years shall not be considered for the National Register. Such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.



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FACT SHEET

Listing of historic properties in the National Register results in the following:

1. Official recognition of the historic and cultural importance of a property as part of the Nation's heritage which ought to be preserved.
2. Control and authority over the use and disposition of a property listed in the National Register or deemed eligible for such listing remain solely with the owner unless he or she has applied for and received a matching grant or other Federal funding, or is participating in a rehabilitation tax credit project. Listing in the National Register does not mean that limitations will be placed on the property by the Federal government. Public visitation rights are not required by the owner.
3. Consideration in planning for Federal, federally licensed, and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register. For further information please refer to 36 CFR 800.
4. Eligibility for Federal tax provisions. If a property is individually listed or contributes to the historic significance of a listed National Register district, certain Federal tax provisions may apply. The Tax Reform Act of 1986 provides a 20% investment tax credit for certified rehabilitations of historic commercial, industrial and rental residential buildings. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures. Whether such provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. For further information please refer to 36 CFR 67.
5. Qualification for Federal grants for historic preservation when funds are available. Presently funding is unavailable. Contact (S.H.P.O.) to determine the present status of such grants.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Casino
Other names/site number: Little Diamond Island Casino (preferred for listing)
Name of related multiple property listing: N/A
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 0 Fessenden Avenue, Little Diamond Island
City or town: Portland State: Maine County: Cumberland
Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

Signature of certifying official/Title:	Date
<u>MAINE HISTORIC PRESERVATION COMMISSION</u> State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title	State or Federal agency/bureau or Tribal Government

LITTLE DIAMOND ISLAND CASINO
Name of Property

CUMBERLAND COUNTY, MAINE
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

LITTLE DIAMOND ISLAND CASINO
Name of Property

CUMBERLAND COUNTY, MAINE
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

0

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE / restaurant

SOCIAL / clubhouse

Current Functions

(Enter categories from instructions.)

SOCIAL / clubhouse

LITTLE DIAMOND ISLAND CASINO
Name of Property

CUMBERLAND COUNTY, MAINE
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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS / Craftsman
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS / Prairie School

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation - Stone, Wood Posts; Walls - Wood Shingle; Roof - Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Little Diamond Island Casino is a wood framed two story building located on a small outcrop of exposed ledge, called Shell Island, on the southernmost tip of Little Diamond Island. The Casino was constructed in 1909 and is thought to have been designed by the Portland architect John Calvin Stevens (1855-1940). This large building was erected initially as a restaurant, was used residentially for a decade, and has served as the Island's meeting space and clubhouse since 1924. Positioned over the ledge on pilings, the Casino is adjacent to the town's public pier, boat dock, and ferry landing to the east and south. Another 110 feet north the pier connects to the island between a sandy beach and the first of approximately 58 summer cottages that are located on Little Diamond Island. The southeast, southwest, and northeast elevations of the wood shingled building feature a wraparound porch on the lower story. An asphalt-shingle, shed-roof dormer centered on the southeast elevation extends from the hipped asphalt roof. All the elevations feature numerous sets of wood windows, and a partially exposed brick chimney rises through the roof of the first floor and the eaves of the second floor on the northwestern elevation. Stylistically the building is vernacular in the sense that it draws from multiple popular or emerging styles, including Shingle Style, Craftsman Style and Prairie Style. Little Diamond Island, which is connected to Great Diamond Island to the north via a sand bar at low tide, is located in the southwestern portion of Casco Bay, off the

LITTLE DIAMOND ISLAND CASINO

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

Gulf of Maine. Both islands are part of the City of Portland, Cumberland County, Maine, the mainland portion of which is 1.4 miles west. Several other islands in the Bay with summer or year-round populations are located within five miles of Little Diamond Island. This building has a high degree of integrity of location, setting, workmanship, association, materials, and feeling, and only minimum changes to its original design.

Narrative Description

Setting

The Little Diamond Island Casino (“LDI Casino”, or “Casino”), resting on pilings above Casco Bay and set out from land, is one of the first sights that greet anyone arriving to Little Diamond Island via the public ferry (photo 1). Perched on the edge of a granite ledge outcrop and connected to the island by elevated pier, the building rises above the Bay. Its wide wrap-around porch, overhanging eaves, and low-pitched hip roof help give the building prominence without overwhelming the backdrop of the cottages that extend up the Island’s hill to the north. Most of the building is supported by a complex system of pilings and braces, with the southeast elevation anchored to the ledge outcrop. At the top of the outcrop, in front of the building is a small grassy area edged with *Rosa Rugosa* and other hardy shrubs; a flagpole is also located on this grassy area.¹

Description

Exterior

The primary façade, which is so designated by its more prominent double doors and centered dormer, faces south and looks out over the exposed ledge towards the ferry landing (photo 2). The west elevation has a single door to the interior under the porch, but there is no access from the porch to the ground/ledge/water below (photo 5). The east elevation is attached to the public pier and has a door into the Casino as well as an entrance into the part of the building used as a small store (photo 3). Half of the northern elevation can be accessed by a walkway on piers that leads to a back utility door; the other half is inaccessible (photo 4).

The overall footprint of the Casino is 69’9” wide (east to west) and 48’6” deep (north to south). Centered within this footprint is a two-story mass measuring roughly 50’ x 38’9” which contains the interior spaces. On the first floor this mass is surrounded by the wrap-around porch on the south, the west, and half of the east elevations; however, the northern portion of the porch on the east elevation has been enclosed, as has the entire north elevation. Thus, the building reads as if there is a wrap-around porch around the entire building, under a continuous roof. Unlike traditional Craftsman style architecture, the rafter tails are not exposed, and the eaves are finished with flat sheathing. The porch supports are square posts set at intervals of nine,

¹ The building faces southeast, but for ease of understanding throughout the remainder of this narrative it will be described as facing south.

LITTLE DIAMOND ISLAND CASINO

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

ten or eleven feet, with a balustrade of cross braces.² On the southwest and western side of the porch coated wire has been strung horizontally through the cross braces for added protection. The second floor of the Casino is rectangular with no protrusions save the two-bay dormered porch on the south elevation. The wooden shingle cladding is painted dark brown, all trim and porch elements are light yellow and the asphalt roof and porch floor are brick red.

In composition the Casino is a regularly patterned, if not always symmetrical, building. The south elevation contains five bays on each floor: two paired bays of two-over-two windows flank a set of double doors on the first floor and a similar, but shorter, set flank the dormered porch on the second floor (photo 2). On the exterior wall under the second story porch roof are two single two-over-two windows on either side of a single leaf door. All of the windows are single paned, double-hung wood sash set in a common surround. The western elevation contains three sets of the shorter double-hung windows on the second floor, while under the porch there are two sets of the longer paired windows, a single door and a single window in the main mass of the building and a pair of the longer windows in the last bay of the porch (photo 5). Here the west elevation of that part of the enclosed porch that stretches across the north side of the building is flush with the main mass, forming a continuous wall plane.

The north elevation has an irregular fenestration pattern on the first floor consisting of, from east to west, a short two-over-two window, a square wood-covered door to an icebox, a single leaf door with fixed four light sash, a set of four conjoined double-hung two-over-two windows, and a single two-over-two window (photo 4). The easternmost window, icebox door and pedestrian door are all fronted and accessed by a walkway mounted on pilings and connected to the public pier. A wooden latticework fence is located along the outside edge of this walkway. On the second floor two sets of the shorter windows are symmetrically positioned on either side of the brick chimney. This chimney initially rises vertically through the first-floor roof, then tapers inward before emerging through the second story roof as a vertical stack.

In the northern half of the east elevation the exterior wall plane extends to the perimeter of the footprint of the porch (photo 3). This section of the building functions as a small store and contains a three-panel and four-light door, flanked by a pair of short, one-over-one hopper windows set high in the wall. On the southern half of the elevation, the exterior wall aligns with the main mass of the building and has a similar three-panel door set next to a single and then a paired set of the longer windows. On the second floor there are four windows like the others on this level. They are evenly distributed across the elevation in three bays, with the center two windows sharing a common window frame.

Interior

The interior of the LDI Casino is divided into three primary and one secondary spaces on the first floor, and one primary and two secondary spaces on the top floor. The three first floor

² The design of this railing is not original; it was built between 1980 and 1984, approximately. There was no balustrade depicted in early postcards (Figure 1 and 1a), but an aerial image postmarked in 1935 shows a raised balustrade. The 1950 tax photograph at <https://assessors.portlandmaine.gov/api/document/61/782434/file> appears to depict tongue and groove boards between the balustrade rails, but this is somewhat unclear. Photographs from c. 1976 show a solid barrier of tongue and groove boards situated between an upper and lower rail.

LITTLE DIAMOND ISLAND CASINO

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

rooms include the large dining room in the southern two-thirds of the building, the kitchen in the northern and northwestern third of the building and the small store in the northeast corner (photo 6). As mentioned above, there are three entrances into the dining room from under the covered porch -one on each of the south, west, and east sides. The doors on the east and west side are single doors while the door on the south side is a set of double doors, and can be thought of as the "main" entrance, although the east door, adjacent to the wharf walkway is used more often. In the northeast corner of this room, which measures 26' x 49', a two-run staircase is nestled against the wall, and a single door leads into a small bathroom (photo 8). A single large, chamfered beam runs east to west across the middle of the ceiling and is supported on four square posts unevenly placed approximately eight to twelve feet apart. The room has narrow, hardwood floor, and exposed joists and studs. The studs are backed by the exterior sheathing around the perimeter of the room, and both the studs and sheathing are painted white. The joists are unpainted. Interior trim around the windows and doors is flat stock. The north partition wall with the kitchen also has exposed and painted studs and sheathing. A pair of four paneled and one light swinging doors are set in west half of the partition wall. Pendant lights descend from the joists.

At the center of the northern partition wall is large chimney stack with a shallow brick fireplace, brick hearth, stone mantel, and brick decorative overmantel panel (photo 7). The stack is laid or faced with native cut stone, with vertical stones providing a flared lintel above the brick panel and the firebox. The mantel appears to be a large, thick slab of dark grey polished concrete. The decorative design of the red brick and light salmon mortar of the overmantel panel is obscured by two brass plaques, one a family memorial and the other recognizing a local donor instrumental in purchasing the building. Above the top lintel the brick base of the arch for the second-floor hearth is visible through the joists.

The kitchen is narrow, with a line of cupboards and open shelving built against the partition wall, a large gas range and ventilation hood backed up to the back side of the chimney stack, and a series of counters, sinks, and refrigerators lining the west and north exterior walls (photo 9). One of the sinks has two basins and is constructed of soap stone, another is shallow and built of slate, with slate aprons and backsplash. Counters are wood covered with stainless steel and several stainless-steel tables/carts are positioned as movable workspaces in the room. The flooring, trim and wall treatments are the same as in the dining room, and the exposed rafters slope towards the exterior wall.

At the east end of the kitchen is an exterior door on the north wall and an old walk-in cooler against the east wall (photo 10). The cooler has thick, insulated bead-board walls and ceiling and contains both metal and wooden shelves, now used to store cooking utensils and supplies. A second door is placed on this east kitchen wall and provides access to an icebox that sits inside the cooler. (This icebox can be filled from an exterior door as well.) Next to the cooler a refrigerator is positioned in a narrow storage hallway.

The first-floor bathroom is a small secondary space to the south of the store and it contains two hopper windows, an old porcelain corner sink, a toilet, a pay-washer, and exposed studs and ceiling.

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The third primary first floor space is the small store in the northeast corner of the building. While there is a door to the store located at the landing of the staircase and another at the back of the narrow hallway, neither is currently used and access to the store is only from the exterior. This rectilinear space measures approximately ten by twenty feet, with exposed ceiling joists (slanted) and interior walls, both of which are painted (photo 14). The hardwood floor is painted. Two hopper windows are located next to the entry door, while a single two-over-two window sash is in the north wall. Open shelves are positioned against the north wall and a wooden counter is located in the northwest corner of the room. The west wall is finished with horizontal matchboard siding, and a door behind the counter leads into a narrow back compartment of the walk-in cooler. Another door on that wall accesses the storage hallway into the kitchen.

The upper level of the Casino, referred to sometimes as the "Rec Hall" contains a large open room approximately 25' 2" x 39' 10", along with two small, almost square rooms at the east end of the building, next to the staircase (photo 12). As with the room below, the Rec Hall has a hardwood floor, exposed (but unpainted) studs and sheathing, and flat stock trim around the windows. The rafters and the underside of the roof sheathing are also exposed, along with four sets of braced king post trusses that appear to provide lateral stability to the roof (photo 11). Steel pipes line some of the trusses to provide a fire sprinkler system. The south wall of the Rec Hall contains a four-light window that leads to the small dormer porch. Pendant fixtures provide lighting. In the north wall of the Rec Room is another stone and brick chimney and fireplace. The shallow firebox has a stone veneer, arched opening and two wooden mantels. The lower mantel is supported by stones laid in a row across the breadth of the stone façade and supported by wooden braces; the narrower upper mantel features only the wooden braces. Between the two mantels is a rough stone mosaic that appears to depict a vessel. Above the upper mantel the chimney is brick and features a geometric compass rose executed in brick.

The two small rooms at the east end of the upper level are the same size, more or less, and each contains two windows on the east wall, and the corner room, the library, also has two windows facing south. They are separated from the Rec Hall and from each other by a vertical beadboard partition wall (photo 12). The northwest room has unpainted bead-board walls and ceiling, and an unfinished hard wood floor, while the southwest room (Library), has painted walls and a finished floor (photo 13). Used now for storage, the northwest room contains an interior room/closet with a raised floor. It appears that the same type of enclosure was once in the library, but the interior partition walls have been partially removed, making the raised floor more visually prominent. In 1924 the building was described as having "2 sleeping rooms", and for the 12 years prior to that it had been a private residence. It is possible that the raised platforms provided space for plumbing and that one or each of the sleeping rooms also contained bathroom facilities.

Alterations

The Little Diamond Island Casino was constructed in 1909 as a restaurant, with a kitchen and store on the first floor, and a dance hall/dining space on the second floor. It is likely that the

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first-floor plan is unaltered, and that with the exception of refinishing floors and painting walls, the integrity of design, workmanship, and materials is relatively high. Associated with the building when it functioned as a restaurant was an aquarium, described as “ a cement walled tank, fifteen by twenty-five feet and six feet deep...built in front of the casino”, and a pound that contained live lobsters. Neither of these survive.³

The original configuration of the wharf vis-à-vis the Casino has also changed. As depicted in Figure 1, at the time the building was constructed in 1909 the wharf was directly in front of the Casino and the entrance to the building was a continuation of the axis of the elevated boardwalk. This configuration was altered sometime after 1980, at which time more of Shell Island was exposed.

In 1912 the building was sold and converted to a private residence and used in that manner until it was sold to the Little Diamond Island Association in 1924 to again be used as a Casino and community space. There is no information about how the building was altered during that time, however, it is likely that the two second story rooms were added when the building was a private residence, and perhaps used then, or later, as bedrooms. In addition, it is believed that the family that ran the shop lived upstairs in the Casino and those spaces could have been added or altered by them.⁴ When they obtained their current function is also unknown.

The west end of the kitchen was once a separate room, accessed by a door from the dining room, and used as a “First Aid” room. The partition between this room and the kitchen, and the door to the dining room, were removed when the building underwent some maintenance and freshening circa 1998.



Figure 1. Postcard image of Little Diamond Island, Portland, c. 1909-1912.
Postcard scan courtesy of the Maine Historic Preservation Commission, Augusta, Maine.

³ The Casino, 1909.

⁴ That the shop keeper’s family stayed in the upper rooms was mentioned by current members of the LDI Casino Association, but this activity has not been verified or dated.

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Figure 1a. Postcard image of Little Diamond Island, Portland, c. 1909-1912. Postcard scan courtesy of the Maine Historic Preservation Commission, Augusta, Maine.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance (Enter categories from instructions.)

Architecture

Entertainment/Recreation

Social History

Period of Significance

1909-1912

1924-1976

Significant Dates

1909

1924

Significant Person (Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

not determined

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Statement of Significance Summary Paragraph

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.) (Refer to photographs)

The Little Diamond Island Casino is nominated to the National Register of Historic Places as a locally significant example of a type of community building that historically has, and currently is, the central focus of the social life of the inhabitants of this small island in Portland, Cumberland County, Maine. Built in 1909 by developer Charles "Windy" Brown as a restaurant and small store to anchor a nascent summer cottage development on the island, the Casino has served as the community hall, meeting hall, and entertainment venue since 1924. The two-story wood framed building is located on Shell Island, a rocky protuberance of ledge and boulders, and is connected to Little Diamond Island via the public pier. As befits its location, the building features a wrap-around porch/veranda, and multiple windows on all sides to take in the view. The low-slung hip roof of the shingled building serves to shield the interior from the sun and to visually lower its profile. While firm architectural attribution is unknown, the building falls into a stylistic and design category of buildings built for similar functions throughout seaside summer colonies and resorts, and along Maine's many interior lakes. The Little Diamond Island Casino is significant under Criterion A for social history and as a site for entertainment and recreation, and it is also significant under Criterion C, architecture, as a type of building erected at the turn of the twentieth century in a specific context. The period of significance is 1909-1912 and 1924 – 1975 (fifty years before the present).

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Architecture

The Little Diamond Island Casino (LDI Casino or Casino) is significant under Criterion C as a locally significant type of designed recreational building. Constructed initially in 1909 the Casino belongs to a class of buildings erected in the last decades of the 19th century and the first two decades of the 20th century to provide locales for entertainment and social congregation associated with tourism activities. These buildings were frequently constructed in planned or unplanned summer communities/resorts/associations either on the ocean or along one of Maine's many lakes.⁵ Some functioned as clubhouses, others as yacht clubs, while others were dance halls and restaurants. Many were designed by architects, including Frederick A. Tompson, George M. Coombs and John Calvin Stevens, but others mimicked these known commissions and were erected by local contractors. They were designed in the popular styles of the day - Colonial Revival, Craftsman, Shingle - or incorporated features or motifs of these styles as well as those of the Late Victorian era (Queen Anne) and Prairie School, and others. Many were erected by developers or land development companies as amenities complimenting the sale of cottage or camp lots in a summer resort or private

⁵ A similar, related, class of buildings sharing many of the same design and functional characteristics were erected in in-land locations and were erected as club houses associated with golf courses.

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community. Others were erected as destinations at the hands of rail, trolley or ferry companies to promote use of their conveyances. While their functions varied slightly, they were a regionally distinct type of building that was instantly recognizable, and also distinct from the geographically associated residential, commercial and civic buildings.

Regardless of the organization, stylistic or situational differences, these buildings shared common characteristics. They were located either at the edge of the water, or immediately adjacent to it, with associated piers, docks or causeways. At the core of the building there was at least one large hall with a fireplace (usually on the first floor), as well as service spaces such as kitchens or bathrooms. Second story spaces may have included secondary halls or recreation rooms, sleeping chambers, offices, or storage rooms. Depending on the nature of the organization, libraries, stores and shops, or meeting rooms may also have been included. Interior finishes were often plain, featuring beadboard, wainscot or painted walls, with open and exposed structural members. On the exterior the buildings featured a wide, first-story porch or veranda on at least one, if not all, elevations, and sometimes covered balconies or porches on the upper floors. Windows to take advantage of the views or the breezes were plentiful, as were doors to the porches. In especially windy areas, including islands and shorelines, rooflines tended to be low and broad and uncomplicated. And while fireplaces or furnaces were installed, many of the buildings were used only seasonally and shut down in the freezing weather.

On Little Diamond Island the Casino is a classic example of the type. Its location is adjacent (over) the water and located next to a beach and wharf. The building features a low sloping roof, wraparound porch, and extensive banks of windows. On the first floor of the interior is a large hall used for gatherings, dances, performances, dinners, teas, meetings and a weekly Saturday Night Supper. Adjacent to the hall is a large kitchen to service the events. Upstairs a second gathering space has served as a recreation room and meeting spaces. Two small rooms have served as bedrooms or bathroom and now function as a storage room and library.

There are several examples of this building type in the immediate vicinity of the Casino on Little Diamond Island. On Peaks Island, which has both a year-round and a summer community, is the Greenwood Garden Playhouse, 1909 (NR 100006989), the Fifth Maine Regiment, 1888 (NR 78000169) the Eighth Maine Regiment, 1891 (NR 06000919), and the Trefethen-Evergreen Improvement Association clubhouse (Dayburn Casino), 1914 (NR 100010086), all of which are extant. Further afield, there was in Cape Elizabeth, the Cape Cottage Casino, 1899 (John Calvin Stevens, architect, heavily altered), and another at Riverton Park, 1896 (Figure 2, destroyed), both developed by and accessed by street railroad companies, as was the Casino at Merrymeeting Park in Brunswick, c. 1898 (Figure 3, destroyed). Other summer island communities also designed similar halls and casinos, including one on Squirrel Island in Boothbay Harbor designed by George M. Coombs, 1890 (destroyed), and one that serves as a Yacht Club on North Haven Island, 1912 (extant). The Androscoggin Yacht Club in Wayne, 1912 (Figure 4, extant, NR 12000893) was built on a lake as was the Casino in Naples, 1902 (extant), and the Center Harbor Yacht Club in Brooklin was built on the ocean in 1912 (Figure 5, extant). The LDI Casino, built in 1909, is an example of this building type. Numerous other examples exist throughout the state but as of yet a complete inventory has not been undertaken to identify the extent of this building type.

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However, each Casino, or clubhouse, serves a very localized population and it is within this context that the buildings obtain architectural significance.



Figure 2. Riverton Casino, Portland, Maine, 1896.
<https://www.mainememory.net/record/12165>



Figure 3. Merrymeeting Casino, Brunswick, Maine, 1898.
<https://www.mainememory.net/record/12150>

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Figure 4. Androscoggin Yacht Club, Wayne, Maine, 1912
<https://www.aycwayne.org/>



Figure 5. Center Harbor Yacht Club, Brooklin, Maine, 1912.
<https://www.chycinfo.com/>

The architect of the original building on Little Diamond Island is not known, but according to tradition, the Portland architect John Calvin Stevens was involved in the design of the building. Although no plans have been found, there are reasons to consider this attribution to be likely. The first is that Stevens was retained by the Casino's developer George W. Brown, to design cottages for the island residents, as stated in Brown's 1908 prospectus/souvenir.

Mr. John Calvin Stevens, one of the leading and acknowledged best architects in New England, has been engaged as consulting and supervising architect and will

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make plans for cottages appropriate and designed particularly for each location so that the harmony of the one great whole shall be conserved.⁶

Stevens worked on the design of five or six cottages for summer residents on Little Diamond Island between 1883 and 1885. Unfortunately, other than one sketch, plans for these cottages, or any of the cottages designed after 1908, have not survived, and only two cottages can be firmly attributed to Stevens.

The second reason that Stevens may have been at least partially responsible for the design of the Casino is that he did the watercolor painting on which the Birds' Eye View of the development was based. This painting was published in the *Souvenir of Little Diamond Island* in 1908 and in that view the Casino is depicted as it was later built.

Entertainment and Recreation

While these buildings (and many others across the state) share structural and design characteristics they also share important entertainment and recreational functions.

In general, the target audiences for these buildings broke down into two groups: those who traveled to the buildings for a day of entertainment and recreation, and those for whom the casino was part of their community infrastructure. Of the first examples are the casinos associated with amusement parks, trolley lines or resort towns, including the Cape Casino, Riverton Park Casino, Merrymeeting Park Casino, and the Casino in Naples. These buildings provided live entertainment, dining, spaces for smoking, reading or game playing, and often dancing, and they tended to be larger more elaborate designs. In contrast, the second group of buildings, including the three Yacht Clubs previously mentioned, the buildings on Peaks Island, and the Squirrel Island Casino and Hall, were smaller and simpler in design, and served a specific community – boaters, Civil War Veterans, or residents of a community. Almost without variation the buildings were designed for use during the summer months, when people were on vacation, or staying at their nearby summer cottages. Indeed, the Casino on Little Diamond Island included a restaurant to serve “shore dinners”, as part of the development of the cottage community on the island. The target audience for these dinners initially was both island residents and day visitors.⁷ Later, however, the audience shifted to the residents of the summer cottages.

In 2008, in recognition of the Casino's 100th Anniversary, two local historians compiled “The History of Little Diamond Island”. This volume, and its subsequent updates, chronicles the ownership of the cottages and the events and general activities of the island by decades. In each decade the activities listed at the Casino included suppers, card games, meetings of the women's club, dances or plays or films, lectures, and special events, such as weddings, family reunions, fairs and auctions. Although the specific activities have varied with the cultural and social trends, the Casino is significant within this context as both the only meeting place on the island and the place where everyone meets for activities, entertainment and recreation.

⁶ George W. Brown, *Little Diamond Island*. Smith & Sale, Portland, Me, 1908, p. 5.

⁷ Utilizing both the downstairs and upstairs halls, and the verandas, it was advertised that 250 shore dinners could be served at once by the restaurant. “The Casino” in *Casco Bay Breeze*, June 24, 1909, Portland, Maine, p. 1.

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Social History

The LDI Casino is significant in the area of Social History for its association with the development of the seasonal community on Little Diamond Island and as a building that supports the activities and reinforces social bonds of the members of that community. In the first context, the Casino was conceived of as an important asset within an intentional community developed by a real estate agency, a trend that was common in the later nineteenth and early twentieth century. In the second context it provided the focal point for events, traditions, and organizations that helped define the social aspect of the island's summer community.

For decades urban dwellers had been spending summers in Maine's resort communities, building cottages or frequenting inns and hotels, establishing private colonies on the beach or on offshore islands, or visiting sporting camps in the Maine woods. By the end of the 19th century towns like Bar Harbor and Kennebunkport were built out with ostentatious cottages often owned by America's wealthiest families, while other communities like Peaks Island and Old Orchard Beach offered up casinos, dance halls, and skating rinks for their visitors. Yet in other quieter places, on small harbors or peninsulas or islands, real estate developers bought land to plat summer cottage or camp or cabin communities. In general, these communities consisted of numerous medium-to-small building lots, a series of streets or lanes, and a modicum of infrastructure (water, dock or ferry, gas or later electricity). At the center of the communities were the natural resources (views, beaches, ponds, hills) and the social resources (a chapel, a store, a hall, a fire shed, a hotel). Some cottage communities attracted family groups, others drew people from one town or another, and yet others were bound by common histories, professions, universities, or religions. Some cottage communities targeted middle class families, others looked for "the better sort" or excluded various classes of people. Once the summer colony was established it formed its own group, with traditions, shared experiences and social connections that extended beyond the locale and the summer season.

These social summer communities did not really develop organically, the buildings, the entertainment and leisure, and the social constructs were planned, marketed and sold starting in the decades after the Civil War. The early, post-contact history of Little Diamond Island included limited farming and grazing. Fishermen also used the island, salt was made there and fish were cured there. Prior to the Civil War the island was owned by a single family, with a light house and buoy station set on the island in 1875. In 1880 the island was divided roughly in half with the eastern half sold to Bishop James Healy and the western half sold to Elizabeth and Abiel Smith. The latter couple initially erected a cottage for themselves and as many as 16 rental cottages on the high point of land facing the harbor. In addition, they served meals at one of the cottages, erected an icehouse, a landing and a bath house. According to one of the histories of the island compiled in "The Casino's 100th Anniversary 1908-2008", a social cottage, named the Macao Club, was built on an inland parcel. In 1907 the Smiths started selling off lots, and the following year George W. Brown and the Maine Coast Realty Company purchased 35 acres and laid out a plan for a cottage community of 107 lots at the southwest

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end of the island.⁸ Nineteen cottages already existed, eleven of which were acquired by Brown, and three more were built during the first season. That same year Brown published a "Souvenir" of Little Diamond Island that extolled the island's virtues and advertised his real estate development. The following excerpts from that publication typify the inducements of the developers of this period.

Less than two miles from the city it commands a most charming panorama, including, besides the beautiful landscape, all the movements upon the waters of the bay. In addition to pure air and pure water, there are excellent facilities for boating and fishing, which with its hourly connection with the city, make it a charming [sic] outing retreat.⁹

...And besides all these advantages, one of the most desirable features of the situation is its entire isolation from all intrusion from uninvited and unwelcome guests, being in that unique position where all that is going on around can be plainly seen, without the discomfort and annoyance of uninvited guests, a most desirable feature of a restful summer resort.

The southerly half of this beautiful island has recently (March, 1908) come into new hands and is being developed into a high class and exclusive summer residential colony...

A new water system for Little Diamond Island is one of the great features of the present development...

A reservoir of 30,000 gallons capacity has been erected on Sunset Rock Hill at an elevation sufficient to put water into the second story of every house on the island...

Sewers of ample capacity to care for every lot on the property have been provided....

The Little Diamond Island population has always been and will continue to be, of the islands of Casco Bay, one of the most exclusive and select. Undesirable citizens have not welcome waiting for them here and only those able to furnish satisfactory references are allowed to become owners of lots...

Mr. John Calvin Stevens, one of the leading and acknowledged best architects in New England, has been engaged as consulting and supervising architect and will make plans for cottages appropriate and designed particularly for each location so that the harmony of the one great whole shall be conserved. To the first twenty purchasers of lots within one year that will build a cottage of from \$1500 to \$5000 in value, will be given a set of architect's plans free of charge.¹⁰

⁸ The deeds for the land and cottage sales were executed between Elizabeth W. Smith and George W. Brown and/or the Maine Coast Realty Company in 1908. The Casino was not completed and opened until July of 1909.

⁹ George H. Haynes, *The Island & Shore Gems of Beautiful Casco Bay*, as quoted in George W. Brown, Little Diamond Island (Portland: Smith & Sale, 1908), p 3.

¹⁰ Brown, pp 3,5.

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After noting that the contract for a gas plant had been executed, Brown then turns to the Casino.

Here, shore dinners will be served. This question is one that has perhaps been most often asked by the thousands visiting Portland every year: "Why is it there is no place where a specially served first class fish dinner can be obtained without a journey of twenty or thirty miles at a cost of two or three dollars?...The plan here is to cater only to the finest trade. Regular shore dinners will be served or you can be supplied on the European plan from a regular bill of fare. Fish and lobsters (alive and immediately out of the water) will be furnished for the tables.

The action of the company in erecting a new pier and casino on Little Diamond Island is not to be understood as a movement in the direction of a pleasure and amusement resort for such is not to be the case. Little Diamond has been a summer residence for a large number of Portland families who go there for rest and that it shall continue to be such is the plan of the new management. The old hall has become antiquated and it is necessary that a better and more up-to-date meeting place should be provided for the use for the residents and their friends for social entertainments, services, etc. This assembly hall in the second story of the casino has been provided for this purpose...The first story of the casino is to be used as a restaurant of a high order and in keeping with the traditions of the island.¹¹

While the master plan included selling lots, directing the aesthetics of the island with well-designed cottages, new roads, and planting maple trees, the endeavor was more extensive. "Besides the Casino (restaurant) there was an aquarium in front of the Casino, from which guests could choose fish for their dinner. Part of the cove near the casino was walled off and warmed seawater was pumped in., a bathhouse with a rooftop sitting area was also built and a steamboat pier, freight sheds, and a lobster pound completed the complex."¹² Unfortunately, the complex never obtained the traffic from Portland and other islands that Brown's Maine Coast Realty needed to succeed, and the development floundered. In 1912 he abandoned the project. He entered into an agreement with the newly formed Little Diamond Island Association to take over the real estate except for the Casino, which he sold to Mildred S. Keating who converted the restaurant and hall into a private residence. The deed to Keating stated that "[t]he casino is to be made over into a family cottage and is to be discontinued as a Casino from this date and not to be again used for that purpose."¹³

¹¹ Brown, pp 9-10.

¹² Hal Hackett, "A Brief History of Little Diamond Island Information" in Jessie Stuart and Hal Hackett, The Casino's 100th Anniversary 1908-2008, (Little Diamond Island Association, 2008), p. 91.

¹³ Cumberland County Registry of Deeds, Portland, Maine, Book 902, page 110, October 8, 2012. The traditional history is that Major John B. Keating, British Vice Consul, purchased the house in 1912, but it was actually sold to his daughter, Mildred, who was about 19 at the time, and had been born in Massachusetts. She sold it to her father in 1919, (book 1013 page 428) and six months later he sold it to Allen and Perkins, a real estate company (book 1028 page 391). Allens and Perkins subsequently sold it to Rosemont Realty Co (book 1031, page 470), they sold it to Nellie Bigelow (book 1060, page 198), who sold it to Fred Draper in 1923 (book 1143, page 468). Fred Draper sold the building to the Little Diamond Island

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As mentioned in Section 7 the Casino was, to some extent, remodeled or refurnished to use as a summer cottage for the next twelve years, but by 1924 the Macao House, which had been used for social gatherings, was no longer adequate for that purpose and the Little Diamond Island Association purchased the Casino to once again be used as the social center of the island. According to tradition the building was restored to its original condition and configuration.

The LDI Casino is a clubhouse, a meeting place and a hub of activity serving a particular population – the residents of LDI. It is owned by the Little Diamond Island Association and is exclusive in the sense that to be a member, or hold a share, you must own a cottage on the island. This limits participation to a select group and their families, and the History of Little Diamond Island by Jessie Stuart and Hal Hackett record, decade by decade, the traditions like the Labor Day Clam Bake and Fourth of July events and the Saturday Night Suppers that bind island families together. The history also records the births, deaths, engagements and weddings, as well as special events and committees that brought the islanders together and which were celebrated at the Casino. These are the shared histories that create, to this day, a sense of place to this small island cottage community, and the Casino is the locus for this social history.

Developmental history/additional historic context information (If appropriate.)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Brown, George W. 1908. Little Diamond Island. Portland: Smith & Sale.

Harris, Harlowe. 1844. "The Portland Directory for the year 1844." Portland Directories.

Stuart, Jessie, and Hal Hackett. 2008. The Casino's 100th Anniversary 1908-2008. Little Diamond Island Association.

1909. "The Casino." Casco Bay Breeze. Portland, Maine, June 24. 1.

Previous documentation on file (NPS):

Association on June 6, 2024, (book 1171, page 205) and the mortgage was cleared in 1929. All deed references are to the Cumberland County Registry of Deeds, Portland, Maine.

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- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Historic Resources Survey Number (if assigned): 357-0926

10. Geographical Data

Acreeage of Property Less than one acre.

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84:
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

LITTLE DIAMOND ISLAND CASINO
Name of Property

CUMBERLAND COUNTY, MAINE
County and State

NAD 1927 or NAD 1983

- 1. Zone: 19 Easting: 402428.54 Northing: 4835174.29
- 2. Zone: Easting: Northing:
- 3. Zone: Easting: Northing:
- 4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundaries of the nominated property conform to the City of Portland tax map 105 Lot Q027001. The lot encompasses the footprint of the building, and a small portion of the grass covered ledge southeast of the building. It does not include the wharf or the access deck at the northwest side of the building.

Boundary Justification (Explain why the boundaries were selected.)

The selected boundaries conform to the property deed from Fred D. Draper to the Little Diamond Island Association, Cumberland County, Maine Registry of Deeds, Book 1171 page 205, 1924 and this is the extent of the property historically directly associated with the Casino.

11. Form Prepared By

name/title: Christi Chapman-Mitchell
organization: Throughlines Historic Research and Consulting
street & number: 251 Head Tide Road
city or town: Whitefield state: Maine zip code: 04353
e-mail: ThroughlinesMaine@outlook.com
telephone: 207.458.6745
date: 29 January 2026

Additional Documentation

Submit the following items with the completed form:

LITTLE DIAMOND ISLAND CASINO

Name of Property

CUMBERLAND COUNTY, MAINE

County and State

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Little Diamond Island Casino

City or Vicinity: Portland

County: Cumberland State: Maine

Photographer: Martha Mickles

Date Photographed: October 6 – 20, 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0001.TIF
Little Diamond Island Casino, Shell Island and Little Diamond Island wharf; facing northeast.
- 2 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0002.TIF
South facade of Little Diamond Island Casino and Shell Island; facing north.
- 3 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0003.TIF
East elevation of Little Diamond Island Casino; facing west.

LITTLE DIAMOND ISLAND CASINO

CUMBERLAND COUNTY, MAINE

Name of Property

County and State

- 4 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0004.TIF
North elevation of Little Diamond Island Casino; facing south.
- 5 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0005.TIF
West elevation of Little Diamond Island Casino; facing east
- 6 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0006.TIF
Interior, first floor dining room; facing northwest.
- 7 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0007.TIF
Interior, first floor chimney stack and fireplace; facing north.
- 8 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0008.TIF
Interior, first floor staircase and from left door to store, door to bathroom, and exterior door to east side; facing northeast.
- 9 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0009.TIF
Interior, kitchen; facing west.
- 10 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0010.TIF
Interior of kitchen, and from left exterior door to north side, ice box door, walk-in cooler door, storage area; facing east.
- 11 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0011.TIF
Second floor, roof framing; facing west.
- 12 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0012.TIF
Second floor hall/Rec Room, and from left stairs to first floor, door to storage room, and door to library; facing northeast.
- 13 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0013.TIF
Second floor, library; facing southeast. Note raised floor at left.
- 14 of 14 ME_CUMBERLAND COUNTY_LITTLE DIAMOND ISLAND CASINO_0014.TIF
Interior, first floor, store, with door to staircase on left and blocked door to storage on right; facing southwest.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

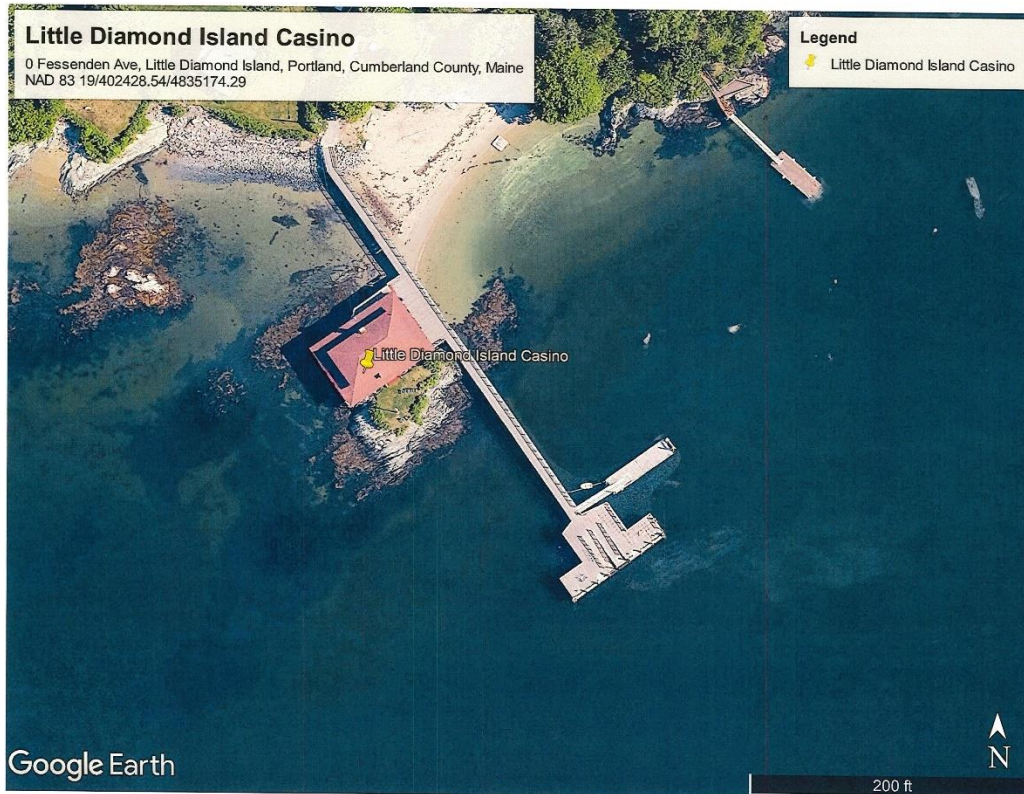
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

LITTLE DIAMOND ISLAND CASINO

Name of Property

CUMBERLAND COUNTY, MAINE

County and State



LITTLE DIAMOND ISLAND CASINO

CUMBERLAND COUNTY, MAINE

Name of Property

County and State

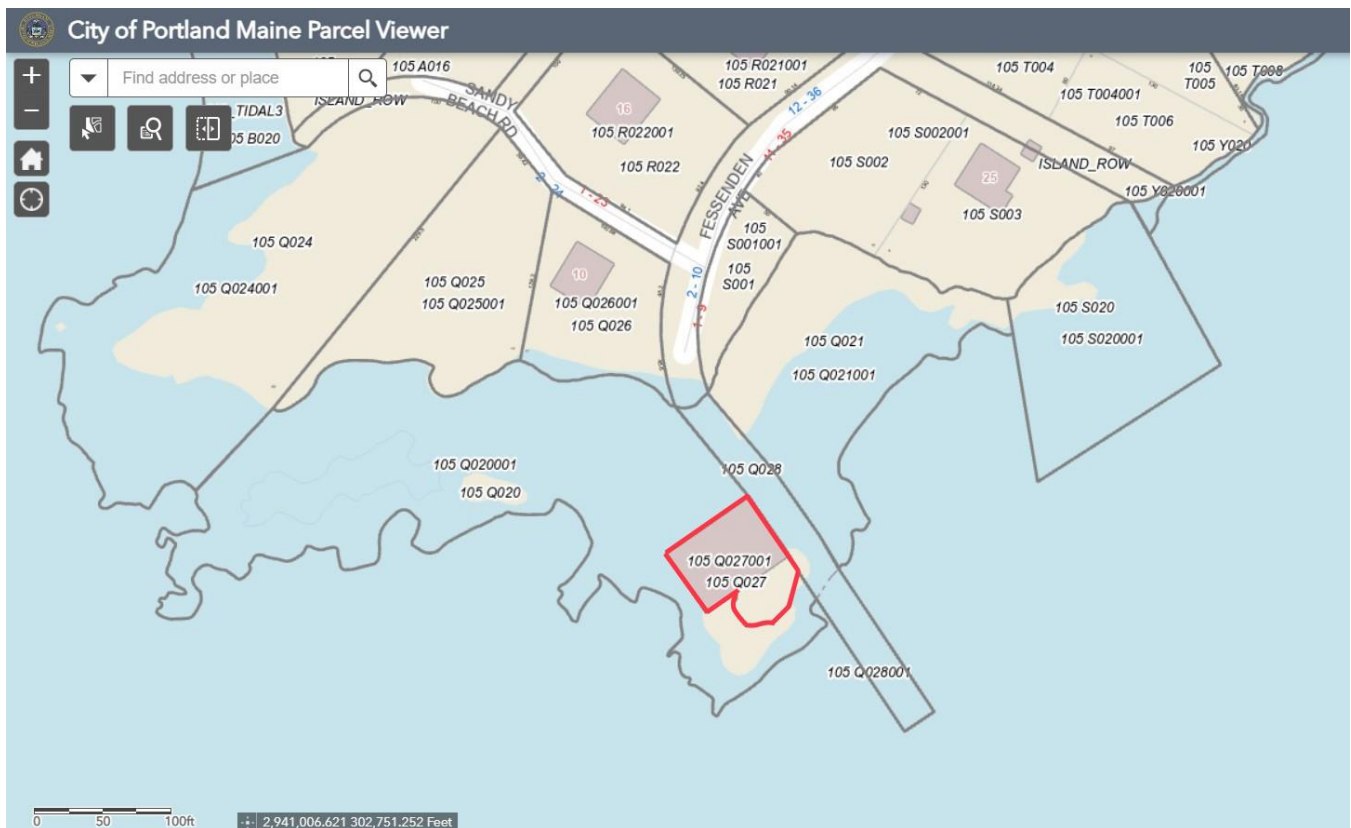


Figure 1 Section of City of Portland GIS map with the nominated property boundary in red

1



2



3



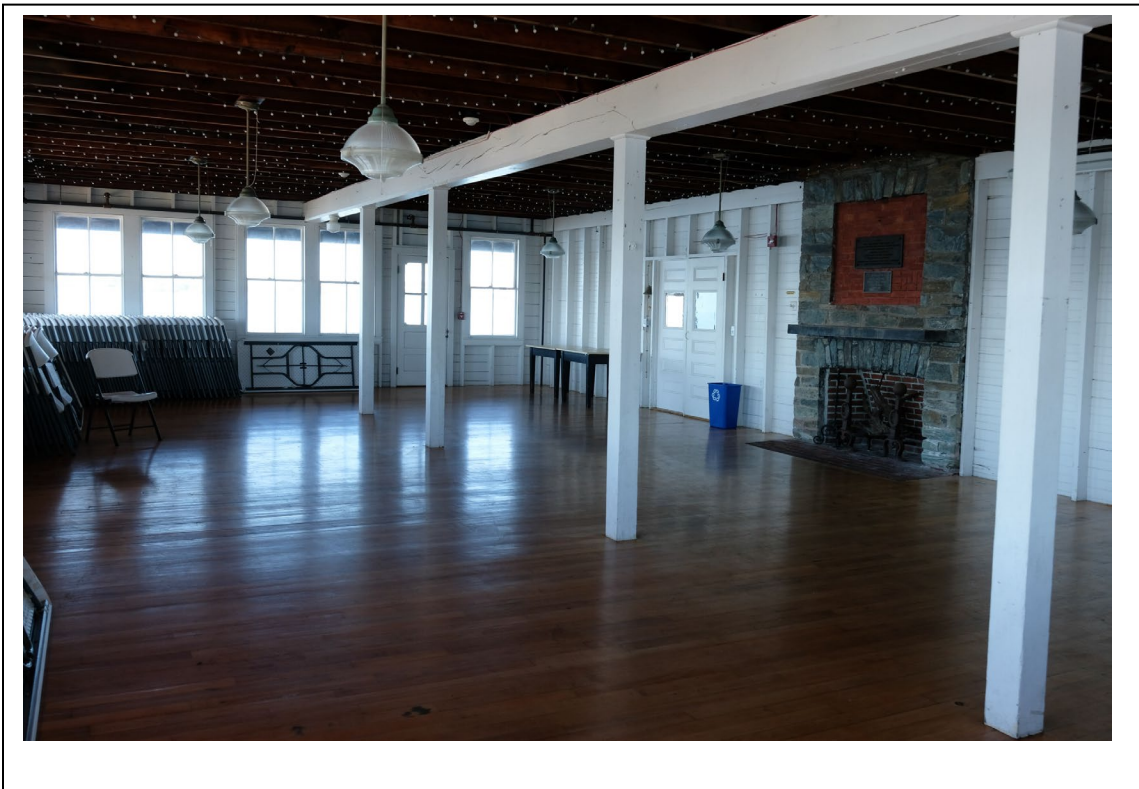
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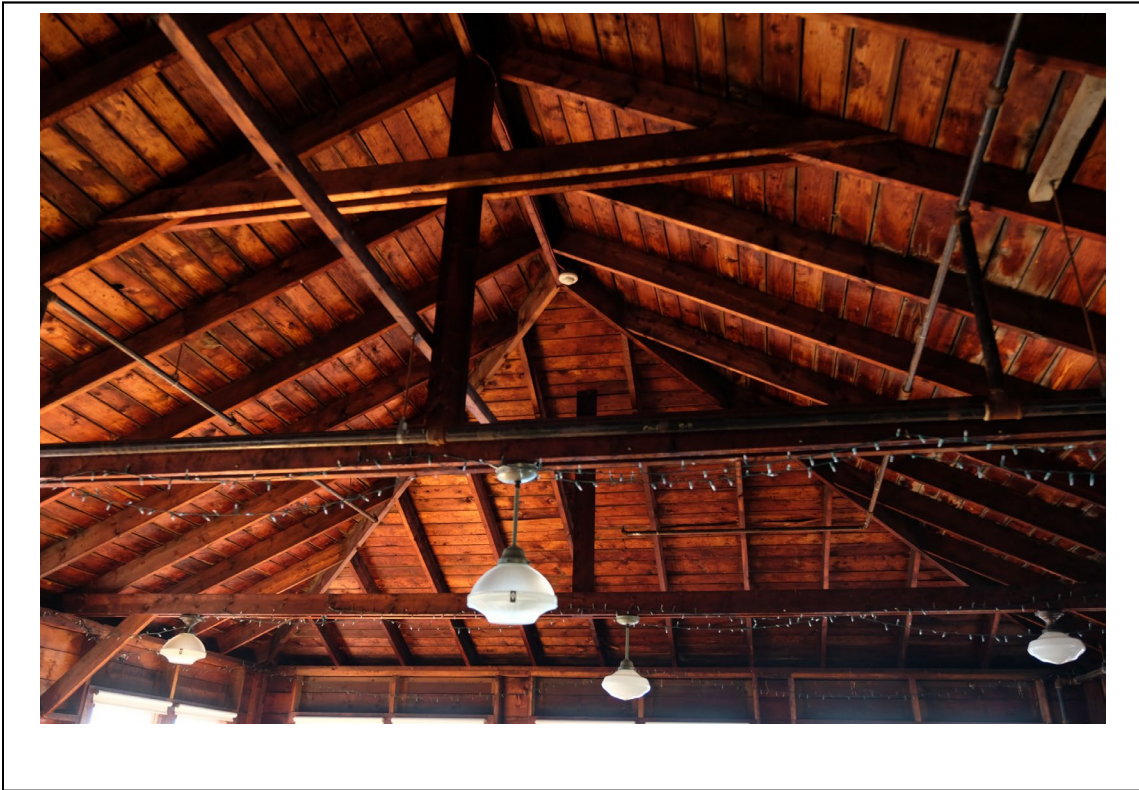
9



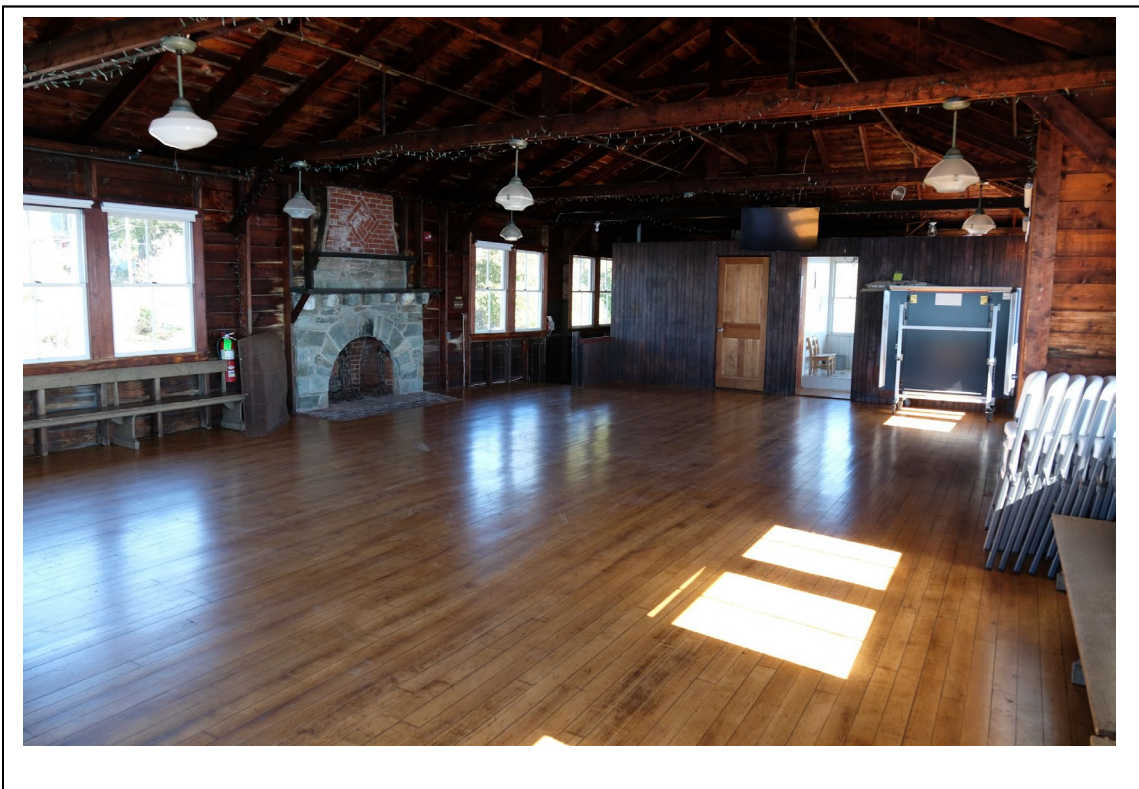
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11



12



13



14



NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Apply the National Register Criteria for Evaluation



The mission of the Department of the Interior is to protect and provide access to our Nation's natural and cultural heritage and honor our trust responsibilities to tribes.

The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

This material is partially based upon work conducted under a cooperative agreement with the National Conference of State Historic Preservation Officers and the U.S. Department of the Interior.

Date of publication: 1990; revised 1991, 1995, 1997. Revised for Internet 1995.

Cover

(Top Left) Criterion B - Frederick Douglass Home, Washington, D.C. From 1877-1899, this was the home of Frederick Douglass, the former slave who rose to become a prominent author, abolitionist, editor, orator, and diplomat. (Walter Smalling, Jr.)

(Top Right) Criterion D - Francis Canyon Ruin, Blanco vicinity, Rio Arriba County, New Mexico. A fortified village site composed of 40 masonry-walled rooms arranged in a cluster of four house blocks. Constructed ca. 1716-1742 for protection against raiding Utes and Comanches, the site has information potential related to Navajo, Pueblo, and Spanish cultures. (Jon Samuelson)

(Bottom Left) Criterion C - Bridge in Cherrytree Township, Venago County, Pennsylvania. Built in 1882, this Pratt through truss bridge is significant for engineering as a well preserved example of a type of bridge frequently used in northwestern Pennsylvania in the late 19th century. (Pennsylvania Department of Transportation)

(Bottom Right) Criterion A - Main Street/Market Square Historic District, Houston, Harris County, Texas. Until well into the 20th century this district marked the bounds of public and business life in Houston. Constructed between the 1870s and 1920s, the district includes Houston's municipal and county buildings, and served as the city's wholesale, retail, and financial center. (Paul Hester)

PREFACE

Preserving historic properties as important reflections of our American heritage became a national policy through passage of the Antiquities Act of 1906, the Historic Sites Act of 1935, and the National Historic Preservation Act of 1966, as amended. The Historic Sites Act authorized the Secretary of the Interior to identify and recognize properties of national significance (National Historic Landmarks) in United States history and archeology. The National Historic Preservation Act of 1966 authorized the Secretary to expand this recognition to properties of local and State significance in American history, architecture, archeology, engineering, and culture, and worthy of preservation. The National Register of Historic Places is the official list of these recognized properties, and is maintained and expanded by the National Park Service on behalf of the Secretary of the Interior.¹

The National Register of Historic Places documents the appearance and importance of districts, sites, buildings, structures, and objects signifi-

cant in our prehistory and history. These properties represent the major patterns of our shared local, State, and national experience. To guide the selection of properties included in the National Register, the National Park Service has developed the National Register Criteria for Evaluation. These criteria are standards by which every property that is nominated to the National Register is judged. In addition, the National Park Service has developed criteria for the recognition of nationally significant properties, which are designated National Historic Landmarks and prehistoric and historic units of the National Park System. Both these sets of criteria were developed to be consistent with the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*, which are uniform, national standards for preservation activities.²

This publication explains how the National Park Service applies these criteria in evaluating the wide range of properties that may be significant in local, State, and national history.

It should be used by anyone who must decide if a particular property qualifies for the National Register of Historic Places.

Listing properties in the National Register is an important step in a nationwide preservation process. The responsibility for the identification, initial evaluation, nomination, and treatment of historic resources lies with private individuals, State historic preservation offices, and Federal preservation offices, local governments, and Indian tribes. The final evaluation and listing of properties in the National Register is the responsibility of the Keeper of the National Register.

This bulletin was prepared by staff of the National Register Branch, Interagency Resources Division, National Park Service, with the assistance of the History Division. It was originally issued in draft form in 1982. The draft was revised into final form by Patrick W. Andrus, Historian, National Register, and edited by Rebecca H. Shrimpton, Consulting Historian.

Beth L. Savage, National Register and Sarah Dillard Pope, National Register, NCSHPO coordinated the latest revision of this bulletin. Antionette J. Lee, Tanya Gossett, and Kira Badamo coordinated earlier revisions.

¹Properties listed in the National Register receive limited Federal protection and certain benefits. For more information concerning the effects of listing, and how the National Register may be used by the general public and Certified Local Governments, as well as by local, State, and Federal agencies, and for copies of National Register Bulletins, contact the National Park Service, National Register, 1849 C Street, NW, NC400, Washington, D.C., 20240. Information may also be obtained by visiting the National Register Web site at www.cr.nps.gov/nr or by contacting any of the historic preservation offices in the States and territories.

²The *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* are found in the *Federal Register*, Vol. 48, No. 190 (Thursday, September 29, 1983). A copy can be obtained by writing the National Park Service, Heritage Preservation Services (at the address above).

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I. INTRODUCTION

The National Register is the nation's inventory of historic places and the national repository of documentation on the variety of historic property types, significance, abundance, condition, ownership, needs, and other information. It is the beginning of a national census of historic properties. The National Register Criteria for Evaluation define the scope of the National Register of Historic Places; they identify the range of resources and kinds of significance that will qualify properties for listing in the National Register. The Criteria are written broadly to recognize the wide variety of historic properties associated with our prehistory and history.

Decisions concerning the significance, historic integrity, documentation, and treatment of properties can be made reliably only when the resource is evaluated within its historic context. The historic context serves as the framework within which the National Register Criteria are applied to specific properties or property types. (See *Part V* for a brief discussion of

historic contexts. Detailed guidance for developing and applying historic contexts is contained in *National Register Bulletin: How to Complete the National Register Registration Form* and *National Register Bulletin: How to Complete the National Register Multiple Property Documentation Form*.)

The guidelines provided here are intended to help you understand the National Park Service's use of the Criteria for Evaluation, historic contexts, integrity, and Criteria Considerations, and how they apply to properties under consideration for listing in the National Register. Examples are provided throughout, illustrating specific circumstances in which properties are and are not eligible for the National Register. This bulletin should be used by anyone who is:

- Preparing to nominate a property to the National Register,
- Seeking a determination of a property's eligibility,
- Evaluating the comparable significance of a property to those listed in the National Register, or

- Expecting to nominate a property as a National Historic Landmark in addition to nominating it to the National Register.

This bulletin also contains a summary of the National Historic Landmarks Criteria for Evaluation (see *Part IX*). National Historic Landmarks are those districts, sites, buildings, structures, and objects designated by the Secretary of the Interior as possessing national significance in American history, architecture, archeology, engineering, and culture. Although National Register documentation includes a recommendation about whether a property is significant at the local, State, or national level, the only official designation of national significance is as a result of National Historic Landmark designation by the Secretary of the Interior, National Monument designation by the President of the United States, or establishment as a unit of the National Park System by Congress. These properties are automatically listed in the National Register.

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION:³

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS:

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

³The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60*, and are reprinted here in full.

III. HOW TO USE THIS BULLETIN TO EVALUATE A PROPERTY

For a property to qualify for the National Register it must meet one of the National Register Criteria for Evaluation by:

- **Being associated with an important historic context** *and*
- **Retaining historic integrity of those features necessary to convey its significance.**

Information about the property based on physical examination and documentary research is necessary to evaluate a property's eligibility for the National Register. Evaluation of a property is most efficiently made when following this sequence:

1. Categorize the property (Part IV). A property must be classified as

a district, site, building, structure, or object for inclusion in the National Register.

2. **Determine which prehistoric or historic context(s) the property represents** (Part V). A property must possess significance in American history, architecture, archeology, engineering, or culture when evaluated within the historic context of a relevant geographic area.
3. Determine whether the property is significant under the National Register Criteria (Part VI). This is done by identifying the links to important events or persons, design or construction features, or information potential that make the property important.

4. Determine if the property represents a type usually excluded from the National Register (Part VII). If so, determine if it meets any of the Criteria Considerations.

5. Determine whether the property retains integrity (Part VIII). Evaluate the aspects of location, design, setting, workmanship, materials, feeling, and association that the property must retain to convey its historic significance.

If, after completing these steps, the property appears to qualify for the National Register, the next step is to prepare a written nomination. (Refer to *National Register Bulletin: How to Complete the National Register Registration Form.*)

IV. HOW TO DEFINE CATEGORIES OF HISTORIC PROPERTIES

The National Register of Historic Places includes significant properties, classified as buildings, sites, districts, structures, or objects. It is not used to list intangible values, except in so far as they are associated with or reflected by historic properties. The National Register does not list cultural events, or skilled or talented individuals, as is done in some countries. Rather, the National Register is oriented to recognizing physically concrete properties that are relatively fixed in location.

For purposes of National Register nominations, small groups of properties are listed under a single category, using the primary resource. For example, a city hall and fountain would be categorized by the city hall (building), a farmhouse with two outbuildings would be categorized by the farmhouse (building), and a city park with a gazebo would be categorized by the park (site). Properties with large acreage or a number of resources are usually considered districts. Common sense and reason should dictate the selection of categories.

BUILDING

A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Buildings eligible for the National Register must include all of their basic structural elements. Parts of buildings, such as interiors, facades, or wings, are not eligible independent of the rest of the existing building. The

whole building must be considered, and its significant features must be identified.

If a building has lost any of its basic structural elements, it is usually considered a "ruin" and is categorized as a site.

Examples of buildings include:

*administration building
carriage house
church
city or town hall
courthouse
detached kitchen, barn, and privy
dormitory
fort
garage
hotel
house
library
mill building
office building
post office
school
social hall
shed
stable
store
theater
train station*

STRUCTURE

The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Structures nominated to the National Register must include all of the extant basic structural elements. Parts of structures can not be considered eligible if the whole structure remains. For example, a truss bridge is composed of the metal or wooden truss, the abutments, and supporting

piers, all of which, if extant, must be included when considering the property for eligibility.

If a structure has lost its historic configuration or pattern of organization through deterioration or demolition, it is usually considered a "ruin" and is categorized as a site.

Examples of structures include:

*aircraft
apiary
automobile
bandstand
boats and ships
bridge
cairn
canal
carousel
corncrib
dam
earthwork
fence
gazebo
grain elevator
highway
irrigation system
kiln
lighthouse
railroad grade
silo
trolley car
tunnel
windmill*

OBJECT

The term “object” is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Small objects not designed for a specific location are normally not eligible. Such works include transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place.

Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a museum are inappropriate for listing in the National Register.

Examples of objects include:

*boundary marker
fountain
milepost
monument
sculpture
statuary*

SITE

A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

A site can possess associative significance or information potential or both, and can be significant under any or all of the four criteria. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no buildings, structures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate.

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of “site” natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality’s subsequent economic development. While they may have been “avenues of exploration,” the features most appropriate to document this significance are the properties built in association with the waterways.

Examples of sites include:

*battlefield
campsite
cemeteries significant for information potential or historic association
ceremonial site
designed landscape
habitation site
natural feature (such as a rock formation) having cultural significance
petroglyph
rock carving
rock shelter
ruins of a building or structure
shipwreck
trail
village site*

DISTRICT

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

CONCENTRATION, LINKAGE, & CONTINUITY OF FEATURES

A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or

commercial buildings, sites, structures, or objects. A district can also be a grouping of archeological sites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

SIGNIFICANCE

A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

TYPES OF FEATURES

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district’s historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district’s integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.

GEOGRAPHICAL BOUNDARIES

A district must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. The boundaries must be based upon a shared relationship among the properties constituting the district.

DISCONTIGUOUS DISTRICTS

A district is usually a single geographic area of contiguous historic properties; however, a district can also be composed of two or more definable significant areas separated by nonsignificant areas. A discontinuous district is most appropriate where:

- Elements are spatially discrete;
- Space between the elements is not related to the significance of the district; and
- Visual continuity is not a factor in the significance.

In addition, a canal can be treated as a discontinuous district when the system consists of man-made sections of canal interspersed with sections of river navigation. For scattered archeological properties, a discontinuous district is appropriate when the deposits are related to each other through cultural affiliation, period of use, or site type.

It is not appropriate to use the discontinuous district format to include an isolated resource or small group of resources which were once connected to the district, but have since been separated either through demolition or new construction. For example, do not use the discontinuous district format to nominate individual buildings of a downtown commercial district that have become isolated through demolition.

Examples of districts include:

*business districts
canal systems
groups of habitation sites
college campuses
estates and farms with large acreage/
numerous properties
industrial complexes
irrigation systems
residential areas
rural villages
transportation networks
rural historic districts*



Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. Historic districts derive their identity from the interrelationship of their resources. Part of the defining characteristics of this 19th century residential district in Montgomery, Alabama, is found in the rhythmic pattern of the rows of decorative porches. (Frank L. Thiermonge, III)

V. HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

UNDERSTANDING HISTORIC CONTEXTS

To qualify for the National Register, a property must be significant; that is, it must represent a significant part of the history, architecture, archeology, engineering, or culture of an area, and it must have the characteristics that make it a good representative of properties associated with that aspect of the past. This section explains how to evaluate a property within its historic context.

The significance of a historic property can be judged and explained only when it is evaluated within its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. Historians, architectural historians, folklorists, archeologists, and anthropologists use different words to describe this phenomena such as trend, pattern, theme, or cultural affiliation, but ultimately the concept is the same.

The concept of historic context is not a new one; it has been fundamental to the study of history since the 18th century and, arguably, earlier than that. Its core premise is that resources, properties, or happenings in history do not occur in a vacuum but rather are part of larger trends or patterns.

In order to decide whether a property is significant within its historic context, the following five things must be determined:

- The facet of prehistory or history of the local area, State, or the nation that the property represents;
- Whether that facet of prehistory or history is significant;
- Whether it is a type of property that has relevance and importance in illustrating the historic context;
- How the property illustrates that history; and finally
- Whether the property possesses the physical features necessary to convey the aspect of prehistory or history with which it is associated.

These five steps are discussed in detail below. If the property being evaluated does represent an important aspect of the area's history or prehistory *and* possesses the requisite quality of integrity, then it qualifies for the National Register.

HOW TO EVALUATE A PROPERTY WITHIN ITS HISTORIC CONTEXT

Identify what the property represents: the theme(s), geographical limits, and chronological period that provide a perspective from which to evaluate the property's significance.

Historic contexts are historical patterns that can be identified through consideration of the history of the property and the history of the surrounding area. Historic contexts may have already been defined in your area by the State historic preservation office, Federal agencies, or local governments. In accordance with the National Register Criteria, the historic context may relate to one of the following:

- An event, a series of events or activities, or patterns of an area's development (Criterion A);
- Association with the life of an important person (Criterion B);
- A building form, architectural style, engineering technique, or artistic values, based on a stage of physical development, or the use of a material or method of construction that shaped the historic identity of an area (Criterion C); or
- A research topic (Criterion D).

⁴ For a complete discussion of historic contexts, see *National Register Bulletin: Guidelines for Completing National Register of Historic Places Registration Forms*.

Determine how the theme of the context is significant in the history of the local area, the State, or the nation.

A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the following list of Areas of Significance used by the National Register.

AREAS OF SIGNIFICANCE

Agriculture
Architecture
Archeology
 Prehistoric
 Historic—Aboriginal
 Historic—Non-Aboriginal
Art
Commerce
Communications
Community Planning and Development
Conservation
Economics
Education
Engineering
Entertainment/Recreation
Ethnic Heritage
 Asian
 Black
 European
 Hispanic
 Native American
 Pacific Islander
 Other
Exploration/Settlement
Health/Medicine
Industry
Invention
Landscape Architecture
Law
Literature
Maritime History
Military
Performing Arts
Philosophy
Politics/Government
Religion
Science
Social History
Transportation
Other

Determine what the property type is and whether it is important in illustrating the historic context.

A context may be represented by a variety of important property types. For example, the context of “Civil War Military Activity in Northern Virginia” might be represented by such properties as: a group of mid-19th century fortification structures; an open field where a battle occurred; a knoll from which a general directed troop movements; a sunken transport ship; the residences or public buildings that served as company headquarters; a railroad bridge that served as a focal point for a battle; and earthworks exhibiting particular construction techniques.

Because a historic context for a community can be based on a distinct period of development, it might include numerous property types. For example, the context “Era of Industrialization in Grand Bay, Michigan, 1875 - 1900” could be represented by important property types as diverse as sawmills, paper mill sites, salt refining plants, flour mills, grain elevators, furniture factories, workers housing, commercial buildings, social halls, schools, churches, and transportation facilities.

A historic context can also be based on a single important type of property. The context “Development of County Government in Georgia, 1777 - 1861” might be represented solely by courthouses. Similarly, “Bridge Construction in Pittsburgh, 1870 - 1920” would probably only have one property type.

Determine how the property represents the context through specific historic associations, architectural or engineering values, or information potential (the Criteria for Evaluation).

For example, the context of county government expansion is represented under Criterion A by historic districts or buildings that reflect population growth, development patterns, the role of government in that society, and political events in the history of the State, as well as the impact of county government on the physical development of county seats. Under Criterion C, the context is represented by properties whose architectural treatments reflect their governmental functions, both practically and symbolically. (See *Part VI: How to Identify the Type of Significance of a Property.*)

Determine what physical features the property must possess in order for it to reflect the significance of the historic context.

These physical features can be determined after identifying the following:

- Which types of properties are associated with the historic context,
- The ways in which properties can represent the theme, and
- The applicable aspects of integrity.

Properties that have the defined characteristics are eligible for listing. (See *Part VIII: How to Evaluate the Integrity of a Property.*)

PROPERTIES SIGNIFICANT WITHIN MORE THAN ONE HISTORIC CONTEXT

A specific property can be significant within one or more historic contexts, and, if possible, all of these should be identified. For example, a public building constructed in the 1830s that is related to the historic context of Civil War campaigns in the area might also be related to the theme of political developments in the community during the 1880s. A property is only required, however, to be documented as significant in one context.

COMPARING RELATED PROPERTIES

Properties listed in the National Register must possess significance when evaluated in the perspective of their historic context. Once the historic context is established and the property type is determined, it is not necessary to evaluate the property in question against other properties if:

- It is the sole example of a property type that is important in illustrating the historic context or
- It clearly possesses the defined characteristics required to strongly represent the context.

If these two conditions do not apply, then the property will have to be evaluated against other examples of the property type to determine its eligibility. The geographic level (local, State, or national) at which this evaluation is made is the same as the level of the historic context. (See *Part V: How to Evaluate a Property Within Its Historic Context.*)

LOCAL, STATE, AND NATIONAL HISTORIC CONTEXTS

Historic contexts are found at a variety of geographical levels or scales. The geographic scale selected may relate to a pattern of historical development, a political division, or a cultural area. Regardless of the scale, the historic context establishes the framework from which decisions about the significance of related properties can be made.

LOCAL HISTORIC CONTEXTS

A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. It is defined by the importance of the property, not necessarily the physical location of the property. For instance, if a property is of a type found throughout a State, or its boundaries extend over two States, but its importance relates only to a particular county, the property would be considered of local significance.

The level of context of archeological sites significant for their information potential depends on the scope of the applicable research design. For example, a Late Mississippian village site may yield information in a research design concerning one settlement system on a regional scale, while in another research design it may reveal information of local importance concerning a single group's stone tool manufacturing techniques or house forms. It is a question of how the available information potential is likely to be used.

STATE HISTORIC CONTEXTS

Properties are evaluated in a State context when they represent an aspect of the history of the State as a whole (or American Samoa, the District of Columbia, the Commonwealth of the Northern Mariana Islands, Guam, Puerto Rico, or the Virgin Islands). These properties do not necessarily have to belong to property types

found throughout the entire State: they can be located in only a portion of the State's present political boundary. It is the property's historic context that must be important statewide. For example, the "cotton belt" extends through only a portion of Georgia, yet its historical development in the antebellum period affected the entire State. These State historic contexts may have associated properties that are statewide or locally significant representations. A cotton gin in a small town might be a locally significant representation of this context, while one of the largest cotton producing plantations might be of State significance.

A property whose historic associations or information potential appears to extend beyond a single local area might be significant at the State level. A property can be significant to more than one community or local area, however, without having achieved State significance.

A property that overlaps several State boundaries can possibly be significant to the State or local history of each of the States. Such a property is not necessarily of national significance, however, nor is it necessarily significant to all of the States in which it is located.

Prehistoric sites are not often considered to have "State" significance, per se, largely because States are relatively recent political entities and usually do not correspond closely to Native American political territories or cultural areas. Numerous sites, however, may be of significance to a large region that might geographically encompass parts of one, or usually several, States. Prehistoric resources that might be of State significance include regional sites that provide a diagnostic assemblage of artifacts for a particular cultural group or time period or that provide chronological control (specific dates or relative order in time) for a series of cultural groups.

NATIONAL HISTORIC CONTEXTS

Properties are evaluated in a national context when they represent an aspect of the history of the United States and its territories as a whole. These national historic contexts may have associated properties that are locally or statewide significant representations, as well as those of national significance.

Properties designated as nationally significant and listed in the National Register are the prehistoric and historic units of the National Park System and those properties that have been designated National Historic Landmarks. The National Historic Landmark criteria are the standards for nationally significant properties; they are found in the *Code of Federal*

Regulations, Title 36, Part 65 and are summarized in this bulletin in *Part IX: Summary of National Historic Landmarks Criteria for Evaluation*.

A property with national significance helps us understand the history of the nation by illustrating the nationwide impact of events or persons associated with the property, its architectural type or style, or information potential. It must be of exceptional value in representing or illustrating an important theme in the history of the nation.

Nationally significant properties do not necessarily have to belong to a property type found throughout the entire country: they can be located in only a portion of the present political boundaries. It is their historic context that must be important nationwide. For example, the American Civil War

was fought in only a portion of the United States, yet its impact was nationwide. The site of a small military skirmish might be a locally significant representation of this national context, while the capture of the State's largest city might be a statewide significant representation of the national context.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program 1987*. (For more information about the National Historic Landmarks program, please write to the Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- *The home of an important merchant or labor leader.*
- *The studio of a significant artist.*
- *The business headquarters of an important industrialist.*



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷ For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.

“The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in *Part IV: How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

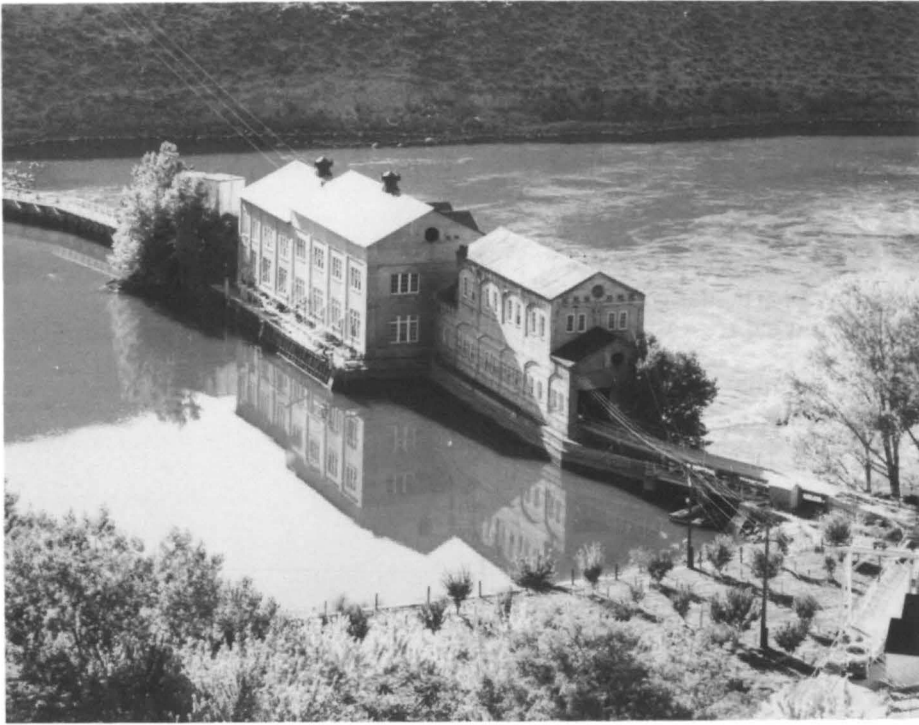
- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered "important" when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, if study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/ archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and *Criteria Consideration G* in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/ prehistoric utilization or significant modern investigation is not eligible.

VII. HOW TO APPLY THE CRITERIA CONSIDERATIONS

INTRODUCTION

Certain kinds of properties are not usually considered for listing in the National Register: religious properties, moved properties, birthplaces and graves, cemeteries, reconstructed properties, commemorative properties, and properties achieving significance within the past fifty years. These properties *can* be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular requirements (that is, being eligible under one or more of the four Criteria and possessing integrity). *Part VII* provides guidelines for determining which properties must meet these special requirements and for applying each Criteria Consideration.

The Criteria Considerations need to be applied only to *individual* properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. These are the general steps to follow when applying the Criteria Considerations to your property:

- Before looking at the Criteria Considerations, make sure your property meets one or more of the four Criteria for Evaluation and possesses integrity.
- If it does, check the Criteria Considerations (next column) to see if

the property is of a type that is usually excluded from the National Register. The sections that follow also list specific examples of properties of each type. If your property clearly *does not* fit one of these types, then it does not need to meet any special requirements.

- If your property *does* fit one of these types, then it must meet the special requirements stipulated for that type in the Criteria Considerations.

CRITERIA CONSIDERATIONS*

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past fifty years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

- b. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, from association with historic events; or
- e. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- g. a property achieving significance within the past 50 years if it is of exceptional importance.

*The Criteria Considerations are taken from the Criteria for Evaluation, found in the *Code of Federal Regulations, Title 36, Part 60.*

CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property is eligible if it derives its primary significance from architectural or artistic distinction or historical importance.

UNDERSTANDING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.

Criteria Consideration for Religious Properties applies:

- If the resource was constructed by a religious institution.
- If the resource is presently owned by a religious institution or is used for religious purposes.
- If the resource was owned by a religious institution or used for religious purposes during its Period of Significance.
- If Religion is selected as an Area of Significance.

Examples of Properties that MUST Meet Criteria Consideration A: Religious Properties

- *A historic church where an important non-religious event occurred, such as a speech by Patrick Henry.*
- *A historic synagogue that is significant for architecture.*
- *A private residence is the site of a meeting important to religious history.*
- *A commercial block that is currently owned as an investment property by a religious institution.*
- *A historic district in which religion was either a predominant or significant function during the period of significance.*

Example of Properties that DO NOT Need to Meet Criteria Consideration A: Religious Properties

- *A residential or commercial district that currently contains a small number of churches that are not a predominant feature of the district.*
- *A town meeting hall that serves as the center of community activity and houses a wide variety of public and private meetings, including religious service. The resource is significant for architecture and politics, and the religious function is incidental.*
- *A town hall, significant for politics from 1875 to 1925, that housed religious services during the 1950s. Since the religious function occurred after the Period of Significance, the Criteria Consideration does not apply.*

APPLYING CRITERIA CONSIDERATION A: RELIGIOUS PROPERTIES

ELIGIBILITY FOR HISTORIC EVENTS

A religious property can be eligible under Criterion A for any of three reasons:

- It is significant under a theme in the history of religion having secular scholarly recognition; or
- It is significant under another historical theme, such as exploration, settlement, social philanthropy, or education; or
- It is significantly associated with traditional cultural values.

RELIGIOUS HISTORY

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern in the history of religion.

Eligible

- The site of a convention at which a significant denominational split occurred meets the requirements of Criteria Consideration A. Also eligible is a property that illustrates the broad impact of a religious institution on the history of a local area.

Not Eligible

- A religious property cannot be eligible simply because was the place of religious services for a community, or was the oldest structure used by a religious group in a local area.

OTHER HISTORICAL THEMES

A religious property can be eligible if it is directly associated with either a specific event or a broad pattern that is significant in another historic context. A religious property would also qualify if it were significant for its associations that illustrate the importance of a particular religious group in the social, cultural, economic, or political history of the area. Eligibility depends on the importance of the event or broad pattern and the role of the specific property.

Eligible

- A religious property can qualify for its important role as a temporary hospital during the Revolutionary War, or if its school was significant in the history of education in the community.

Not Eligible

- A religious property is not significant in the history of education in a community simply because it had occasionally served as a school.

TRADITIONAL CULTURAL VALUES

When evaluating properties associated with traditional cultures, it is important to recognize that often these cultures do not make clear distinctions between what is secular and what is sacred. Criteria Consideration A is not intended to exclude traditional cultural resources merely because they have religious uses or are considered sacred. A property or natural feature important to a traditional culture's religion and mythology is eligible if its importance has been ethnohistorically documented and if the site can be clearly defined. It is critical, however, that the activities be documented and that the associations not be so diffuse that the physical resource cannot be adequately defined.⁸

Eligible

- A specific location or natural feature that an Indian tribe believes to be its place of origin and that is adequately documented qualifies under Criteria Consideration A.

ELIGIBILITY FOR HISTORIC PERSONS

A religious property can be eligible for association with a person important in religious history, if that significance has scholarly, secular recognition or is important in other historic contexts. Individuals who would likely be considered significant are those who formed or significantly influenced an important religious institution or movement, or who were important in the social, economic, or political history of the area. Properties associated with individuals important only within the context of a single congregation and lacking importance in any other historic context would not be eligible under Criterion B.

Eligible

- A religious property strongly associated with a religious leader, such as George Whitefield or Joseph Smith, is eligible.

⁸ For more information on applying Criteria Consideration A to traditional cultural properties, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

ELIGIBILITY FOR ARCHITECTURAL OR ARTISTIC DISTINCTION

A religious property significant for its architectural design or construction should be evaluated as are other properties under Criterion C; that is, it should be evaluated within an established architectural context and, if necessary, compared to other properties of its type, period, or method of construction. (See "Comparing Related Properties" in Part V: *How to Evaluate a Property Within Its Historic Context*.)

Eligible

- A historic camp meeting district that meets the requirements of Criterion C for its significance as a type of construction is eligible.

ELIGIBILITY FOR INFORMATION POTENTIAL

A religious property, whether a district, site, building, structure, or object, is eligible if it can yield important information about the religious practices of a cultural group or other historic themes. This kind of property should be evaluated as are other properties under Criterion D, in relation to similar properties, other information sources, and existing data gaps.

Eligible

- A 19th century camp meeting site that could provide information about the length and intensity of site use during revivals of the Second Great Awakening is eligible.
- Rock cairns or medicine wheels that had a historic religious mythological function and can provide information about specific cultural beliefs are eligible.

ABILITY TO REFLECT HISTORIC ASSOCIATIONS

As with all eligible properties, religious properties must physically represent the period of time for which they are significant. For instance, a recent building that houses an older congregation cannot qualify based on the historic activities of the group because the current building does not convey the earlier history. Likewise, an older building that housed the historic activities of the congregation is eligible if it still physically represents the period of the congregation's significance. However, if an older building has been remodeled to the extent that its appearance dates from the time of the remodeling, it can only be eligible if the period of significance corresponds with the period of the alterations.

Eligible

- A church built in the 18th century and altered beyond recognition in the 19th century is eligible only if the additions are important in themselves as an example of late 19th century architecture or as a reflection of an important period of the congregation's growth.

Not Eligible

- A synagogue built in the 1920s cannot be eligible for the important activities of its congregation in the 18th and 19th centuries. It can only be eligible for significance obtained after its construction date.
- A rural 19th century frame church recently sheathed in brick is not eligible because it has lost its characteristic appearance and therefore can no longer convey its 19th century significance, either for architectural value or historic association.



Criteria Consideration A - Religious Properties. A religious property can qualify as an exception to the Criteria if it is architecturally significant. **The Church of the Navity** in Rosedale, Iberville Parish, Louisiana, qualified as a rare example in the State of a 19th century small frame Gothic Revival style chapel. (Robert Obier)

CRITERIA CONSIDERATION B: MOVED PROPERTIES

A property removed from its original or historically significant location can be eligible if it is significant primarily for architectural value or it is the surviving property most importantly associated with a historic person or event.

UNDERSTANDING CRITERIA CONSIDERATION B: MOVED PROPERTIES

The National Register criteria limit the consideration of moved properties because significance is embodied in locations and settings as well as in the properties themselves. Moving a property destroys the relationships between the property and its surroundings and destroys associations with historic events and persons. A move may also cause the loss of historic features such as landscaping, foundations, and chimneys, as well as loss of the potential for associated archeological deposits. Properties that were moved *before* their period of significance do not need to meet the special requirements of Criteria Consideration B.

One of the basic purposes of the National Register is to encourage the preservation of historic properties as living parts of their communities. In keeping with this purpose, it is not usual to list artificial groupings of buildings that have been created for purposes of interpretation, protection, or maintenance. Moving buildings to such a grouping destroys the integrity of location and setting, and can create a false sense of historic development.

APPLYING CRITERIA CONSIDERATION B: MOVED PROPERTIES

ELIGIBILITY FOR ARCHITECTURAL VALUE

A moved property significant under Criterion C must retain enough historic features to convey its architectural values and retain integrity of design, materials, workmanship, feeling, and association.

Examples of Properties that MUST Meet Criteria Consideration B: Moved Properties

- A resource moved from one location on its original site to another location on the property, during or after its Period of Significance.
- A district in which a significant number of resources have been moved from their original location.
- A district which has one moved building that makes an especially significant contribution to the district.
- A portable resource, such as a ship or railroad car, that is relocated to a place incompatible with its original function.
- A portable resource, such as a ship or railroad car, whose importance is critically linked to its historic location or route and that is moved.

Examples of Properties that DO NOT Need to Meet Criteria Consideration B: Moved Properties

- A property that is moved prior to its Period of Significance.
- A district in which only a small percentage of typical buildings in a district are moved.
- A moved building that is part of a complex but is of less significance than the remaining (unmoved) buildings.
- A portable resource, such as a ship or railroad car, that is eligible under Criterion C and is moved within its natural setting (water, rails, etc.).
- A property that is raised or lowered on its foundations.

ELIGIBILITY FOR HISTORIC ASSOCIATIONS

A moved property significant under Criteria A or B must be demonstrated to be the surviving property most importantly associated with a particular historic event or an important aspect of a historic person's life. The phrase "most importantly associated" means that it must be the single surviving property that is most closely associated with the event or with the part of the person's life for which he or she is significant.

Eligible

- A moved building occupied by an business woman during the majority of her productive career would be eligible if the other extant properties are a house she briefly inhabited prior to her period of significance and a commercial building she owned after her retirement.

Not Eligible

- A moved building associated with the beginning of rail transportation in a community is not eligible if the original railroad station and warehouse remained intact on their original sites.

SETTING AND ENVIRONMENT

In addition to the requirements above, moved properties must still have an orientation, setting, and general environment that are comparable to those of the historic location and that are compatible with the property's significance.

Eligible

- A property significant as an example of mid-19th century rural house type can be eligible after a move, provided that it is placed on a lot that is sufficient in size and character to recall the basic qualities of the historic environment and setting, and provided that the building is sited appropriately in relation to natural and manmade surroundings.

Not Eligible

- A rural house that is moved into an urban area and a bridge that is no longer situated over a waterway are not eligible.

ASSOCIATION DEPENDENT ON THE SITE

For a property whose design values or historical associations are directly dependent on its location, any move will cause the property to lose its integrity and prevent it from conveying its significance.

Eligible

- A farm structure significant only as an example of a method of construction peculiar to the local area is still eligible if it is moved within that local area and the new setting is similar to that of the original location.

Not Eligible

- A 19th century rural residence that was designed around particular topographic features, reflecting that time period's ideals of environment, is not eligible if moved.

PROPERTIES DESIGNED TO BE MOVED

A property designed to move or a property frequently moved during its historic use must be located in a historically appropriate setting in order to qualify, retaining its integrity of setting, design, feeling, and association. Such properties include automobiles, railroad cars and engines, and ships.

Eligible

- A ship docked in a harbor, a locomotive on tracks or in a railyard, and a bridge relocated from one body of water to another are eligible.

Not Eligible

- A ship on land in a park, a bridge placed in a pasture, or a locomotive displayed in an indoor museum are not eligible.

ARTIFICIALLY CREATED GROUPINGS

An artificially created grouping of buildings, structures, or objects is not eligible unless it has achieved significance since the time of its assemblage. It cannot be considered as a reflection of the time period when the individual buildings were constructed.

Eligible

- A grouping of moved historic buildings whose creation marked the beginning of a major concern with past lifestyles can qualify as an early attempt at historic preservation and as an illustration of that generation's values.

Not Eligible

- A rural district composed of a farmhouse on its original site and a grouping of historic barns recently moved onto the property is not eligible.

PORTIONS OF PROPERTIES

A moved *portion* of a building, structure, or object is not eligible because, as a fragment of a larger resource, it has lost integrity of design, setting, materials, workmanship, and location.

CRITERIA CONSIDERATION C: BIRTHPLACES OR GRAVES

A birthplace or grave of a historical figure is eligible if the person is of outstanding importance and if there is no other appropriate site or building directly associated with his or her productive life.

UNDERSTANDING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

Birthplaces and graves often attain importance as reflections of the origins of important persons or as lasting memorials to them. The lives of persons significant in our past normally are recognized by the National Register through listing of properties illustrative of or associated with that person's productive life's work. Birthplaces and graves, as properties that represent the beginning and the end of the life of distinguished individuals, may be temporally and geographically far removed from the person's significant activities, and therefore are not usually considered eligible.

Examples of Properties that MUST Meet Criteria Consideration C: Birthplaces and Graves

- *The birthplace of a significant person who lived elsewhere during his or her Period of Significance.*
- *A grave that is nominated for its association with the significant person buried in it.*
- *A grave that is nominated for information potential.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration C: Birthplaces and Graves

- *A house that was inhabited by a significant person for his or her entire lifetime.*
- *A grave located on the grounds of the house where a significant person spent his or her productive years.*

APPLYING CRITERIA CONSIDERATION C: BIRTHPLACES AND GRAVES

PERSONS OF OUTSTANDING IMPORTANCE

The phrase "a historical figure of outstanding importance" means that in order for a birthplace or grave to qualify, it cannot be simply the birthplace or grave of a person significant in our past (Criterion B). It must be the birthplace or grave of an individual who was of outstanding importance in the history of the local area, State, or nation. The birthplace or grave of an individual who was one of several people active in some aspect of the history of a community, a state, or the Nation would not be eligible.

LAST SURVIVING PROPERTY ASSOCIATED WITH A PERSON

When an geographical area strongly associated with a person of outstanding importance has lost all other properties directly associated with his or her formative years or productive life, a birthplace or grave may be eligible.

ELIGIBILITY FOR OTHER ASSOCIATIONS

A birthplace or grave can also be eligible if it is significant for reasons other than association with the productive life of the person in question. It can be eligible for significance under Criterion A for association with important events, under Criterion B for association with the productive lives of *other* important persons, or under Criterion C for architectural significance. A birthplace or grave can also be eligible in rare cases if, after the passage of time, it is significant for its commemorative value. (See Criteria Consideration F for a discussion of commemorative properties.) A birthplace or grave can also be eligible under Criterion D if it contains important information on research, e.g., demography, pathology, mortuary practices, socioeconomic status differentiation.



Criteria Consideration C - Birthplaces. A birthplace of a historical figure is eligible if the person is of outstanding importance and there is no other appropriate site or building associated with his or her productive life. The **Walter Reed Birthplace**, Gloucester vicinity, Gloucester County, Virginia is the most appropriate remaining building associated with the life of the man who, in 1900, discovered the cause and mode of transmission of the great scourge of the tropics, yellow fever. (Virginia Historic Landmarks Commission)

CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is eligible if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events.

UNDERSTANDING CRITERIA CONSIDERATION D: CEMETERIES

A cemetery is a collection of graves that is marked by stones or other artifacts or that is unmarked but recognizable by features such as fencing or depressions, or through maps, or by means of testing. Cemeteries serve as a primary means of an individual's recognition of family history and as expressions of collective religious and/or ethnic identity. Because cemeteries may embody values beyond personal or family-specific emotions, the National Register criteria allow for listing of cemeteries under certain conditions.

Examples of Properties that MUST Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated individually for Criterion A, B, or C.

Examples of Properties that DO NOT Need to Meet Criteria Consideration D: Cemeteries

- A cemetery that is nominated along with its associated church, but the church is the main resource nominated.
- A cemetery that is nominated under Criterion D for information potential.
- A cemetery that is nominated as part of a district but is not the focal point of the district.

APPLYING CRITERIA CONSIDERATION D: CEMETERIES

PERSONS OF TRANSCENDENT IMPORTANCE

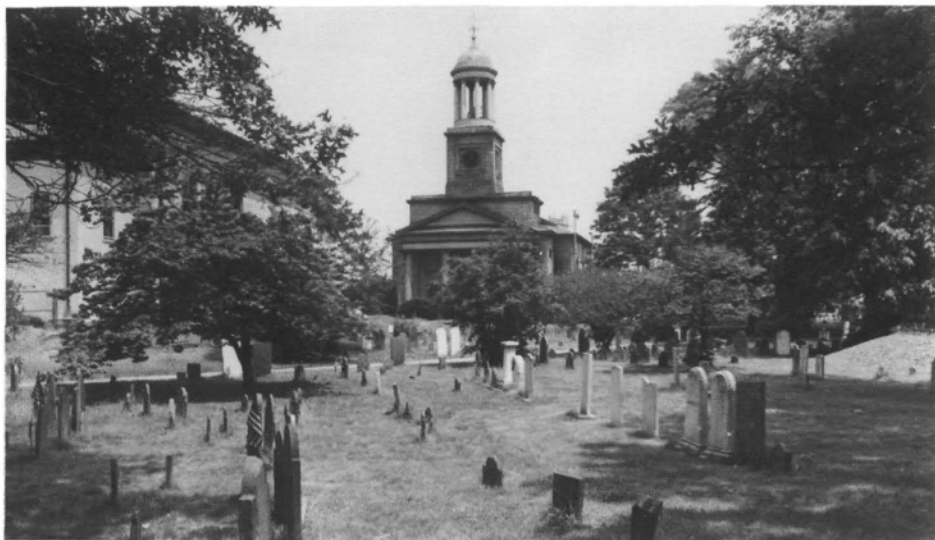
A cemetery containing the graves of persons of transcendent importance may be eligible. To be of transcendent importance the persons must have been of great eminence in their fields of endeavor or had a great impact upon the history of their community, State, or nation. (A single grave that is the burial place of an important person and is located in a larger cemetery that does not qualify under this Criteria Consideration should be treated under Criteria Consideration C: Birthplaces and Graves.)

Eligible

- A historic cemetery containing the graves of a number of persons who were exceptionally significant in determining the course of a State's political or economic history during a particular period is eligible.

Not Eligible

- A cemetery containing graves of State legislators is not eligible if they simply performed the daily business of State government and did not have an outstanding impact upon the nature and direction of the State's history.



Criteria Consideration D - Cemeteries. The Hancock Cemetery, Quincy, Norfolk County, Massachusetts meets the exception to the Criteria because it derives its primary significance from its great age (the earliest burials date from 1640) and from the distinctive design features found in its rich collection of late 17th and early 18th century funerary art. (N. Hobart Holly)

ELIGIBILITY ON THE BASIS OF AGE

Cemeteries can be eligible if they have achieved historic significance for their relative great age in a particular geographic or cultural context.

Eligible

- A cemetery dating from a community's original 1830s settlement can attain significance from its association with that very early period.

ELIGIBILITY FOR DESIGN

Cemeteries can qualify on the basis of distinctive design values. These values refer to the same design values addressed in Criterion C and can include aesthetic or technological achievement in the fields of city planning, architecture, landscape architecture, engineering, mortuary art, and sculpture. As for all other nominated properties, a cemetery must clearly express its design values and be able to convey its historic appearance.

Eligible

- A Victorian cemetery is eligible if it clearly expresses the aesthetic principles related to funerary design for that period, through such features as the overall plan, landscaping, statuary, sculpture, fencing, buildings, and grave markers.

Not Eligible

- A cemetery cannot be eligible for design values if it no longer conveys its historic appearance because of the introduction of new grave markers.

ELIGIBILITY FOR ASSOCIATION WITH EVENTS

Cemeteries may be associated with historic events including specific important events or general events that illustrate broad patterns.

Eligible

- A cemetery associated with an important Civil War battle is eligible.
- A cemetery associated with the settlement of an area by an ethnic or cultural group is eligible if the movement of the group into the area had an important impact, if other properties associated with that group are rare, and if few documentary sources have survived to provide information about the group's history.

Not Eligible

- A cemetery associated with a battle in the Civil War does not qualify if the battle was not important in the history of the war.
- A cemetery associated with an area's settlement by an ethnic or cultural group is not eligible if the impact of the group on the area cannot be established, if other extant historic properties better convey association with the group, or if the information that the cemetery can impart is available in documentary sources.

ELIGIBILITY FOR INFORMATION POTENTIAL

Cemeteries, both historic and prehistoric, can be eligible if they have the potential to yield important information. The information must be important within a specific context and the potential to yield information must be demonstrated.

A cemetery can qualify if it has potential to yield important information provided that the information it contains is not available in extant documentary evidence.

Eligible

- A cemetery associated with the settlement of a particular cultural group will qualify if it has the potential to yield important information about subjects such as demography, variations in mortuary practices, or the study of the cause of death correlated with nutrition or other variables.

INTEGRITY

Assessing the integrity of a historic cemetery entails evaluating principal design features such as plan, grave markers, and any related elements (such as fencing). Only that portion of a historic cemetery that retains its historic integrity can be eligible. If the overall integrity has been lost because of the number and size of recent grave markers, some features such as buildings, structures, or objects that retain integrity may be considered as individual properties if they are of such historic or artistic importance that they individually meet one or more of the requirements listed above.

NATIONAL CEMETERIES

National Cemeteries administered by the Veterans Administration are eligible because they have been designated by Congress as primary memorials to the military history of the United States. Those areas within a designated national cemetery that have been used or prepared for the reception of the remains of veterans and their dependents, as well as any landscaped areas that immediately surround the graves may qualify. Because these cemeteries draw their significance from the presence of the remains of military personnel who have served the country throughout

its history, the age of the cemetery is not a factor in judging eligibility, although integrity must be present.

A national cemetery or a portion of a national cemetery that has only been set aside for use in the future is not eligible.

CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

A reconstructed property is eligible when it is accurately executed in a suitable environment *and* presented in a dignified manner as part of a restoration master plan *and* when no other building or structure with the same associations has survived. All three of these requirements must be met.

UNDERSTANDING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

“Reconstruction” is defined as the reproduction of the exact form and detail of a vanished building, structure, object, or a part thereof, as it appeared at a specific period of time. Reconstructed buildings fall into two categories: buildings wholly constructed of new materials and buildings reassembled from some historic and some new materials. Both categories of properties present problems in meeting the integrity requirements of the National Register criteria.

Examples of Properties that MUST Meet Criteria Consideration E: Reconstructed Properties

- A property in which most or all of the fabric is not original.
- A district in which an important resource or a significant number of resources are reconstructions.

Examples of Properties that DO NOT Need to Meet Criteria Consideration E: Reconstructed Properties

- A property that is remodeled or renovated and still has the majority of its original fabric.

APPLYING CRITERIA CONSIDERATION E: RECONSTRUCTED PROPERTIES

ACCURACY OF THE RECONSTRUCTION

The phrase “accurately executed” means that the reconstruction must be based upon sound archeological, architectural, and historic data concerning the historic construction and appearance of the resource. That documentation should include both analysis of any above or below ground material and research in written and other records.

SUITABLE ENVIRONMENT

The phrase “suitable environment” refers to: 1) the physical context provided by the historic district and 2) any interpretive scheme, if the historic district is used for interpretive purposes. This means that the reconstructed property must be located at the same site as the original. It must also be situated in its original grouping of buildings, structures, and objects (as many as are extant), and that grouping must retain integrity. In addition, the reconstruction must not be misrepresented as an authentic historic property.

Eligible

- A reconstructed plantation manager’s office building is considered eligible because it is located at its historic site, grouped with the remaining historic plantation buildings and structures, and the plantation as a whole retains integrity. Interpretation of the plantation district includes an explanation that the manager’s office is not the original building, but a reconstruction.

Not Eligible

- The same reconstructed plantation manager’s office building would not qualify if it were rebuilt at a location different from that of the original building, or if the district as a whole no longer reflected the period for which it is significant, or if a misleading interpretive scheme were used for the district or for the reconstruction itself.

RESTORATION MASTER PLANS

Being presented "as part of a restoration master plan" means that: 1) a reconstructed property is an essential component in a historic district and 2) the reconstruction is part of an overall restoration plan for an entire district. "Restoration" is defined as accurately recovering the form and details of a property and its setting as it appeared at a particular period by removing later work or by replacing missing earlier work (as opposed to completely rebuilding the property). The master plan for the entire property must emphasize restoration, not reconstruction. In other words, the master plan for the entire resource would not be acceptable under this consideration if it called for reconstruction of a majority of the resource.

LAST SURVIVING PROPERTY OF A TYPE

This consideration also stipulates that a reconstruction can qualify if, in addition to the other requirements, no other building, object, or structure with the same association has survived. A reconstruction that is part of a restoration master plan is appropriate only if: 1) the property is the only one in the district with which a particular important activity or event has been historically associated or 2) no other property with the same associative values has survived.

RECONSTRUCTIONS OLDER THAN FIFTY YEARS

After the passage of fifty years, a reconstruction may attain its own significance for what it reveals about the period in which it was built, rather than the historic period it was intended to depict. On that basis, a reconstruction can possibly qualify under any of the Criteria.

Eligible

- A reconstructed plantation manager's office is eligible if the office were an important component of the plantation *and* if the reconstruction is one element in an overall plan for restoring the plantation *and* if no other building or structure with the same associations has survived.
- The reconstruction of the plantation manager's office building can be eligible only if the majority of buildings, structures, and objects that comprised the plantation are extant and are being restored. For guidance regarding restoration see the *Secretary of the Interior's Standards for Historic Preservation Projects*.

CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

A property primarily commemorative in intent can be eligible if design, age, tradition, or symbolic value has invested it with its own historical significance.

UNDERSTANDING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.

Examples of Properties that MUST Meet Criteria Consideration F: Commemorative Properties

- *A property whose sole or primary function is commemorative or in which the commemorative function is of primary significance.*

Examples of Properties that DO NOT Need to Meet Criteria Consideration F: Commemorative Properties

- *A resource that has a non-commemorative primary function or significance.*
- *A single marker that is a component of a district (whether contributing or non-contributing).*

APPLYING CRITERIA CONSIDERATION F: COMMEMORATIVE PROPERTIES

ELIGIBILITY FOR DESIGN

A commemorative property derives its design from the aesthetic values of the period of its creation. A commemorative property, therefore, may be significant for the architectural, artistic, or other design qualities of its own period in prehistory or history.

Eligible

- A commemorative statue situated in a park or square is eligible if it expresses the aesthetics or craftsmanship of the period when it was made, meeting Criterion C.
- A late 19th century statue erected on a courthouse square to commemorate Civil War veterans would qualify if it reflects that era's shared perception of the noble character and valor of the veterans and their cause. This was commonly conveyed by portraying idealized soldiers or allegorical figures of battle, victory, or sacrifice.

ELIGIBILITY FOR AGE, TRADITION, OR SYMBOLIC VALUE

A commemorative property cannot qualify for association with the event or person it memorializes. A commemorative property may, however, acquire significance after the time of its creation through *age*, *tradition*, or *symbolic* value. This significance must be documented by accepted methods of historical research, including written or oral history, and must meet one or more of the Criteria.

Eligible

- A commemorative marker erected by a cultural group that believed the place was the site of its origins is eligible if, for subsequent generations of the group, the marker itself became the focus of traditional association with the group's historic identity.
- A building erected as a monument to an important historical figure will qualify if through the passage of time the property itself has come to symbolize the value placed upon the individual and is widely recognized as a reminder of enduring principles or contributions valued by the generation that erected the monument.
- A commemorative marker erected early in the settlement or development of an area will qualify if it is demonstrated that, because of its relative great age, the property has long been a part of the historic identity of the area.

Not Eligible

- A commemorative marker erected in the past by a cultural group at the site of an event in its history would not be eligible if the marker were significant only for association with the event, and it had not become significant itself through tradition.
- A building erected as a monument to an important historical figure would not be eligible if its only value lay in its association with the individual, and it has not come to symbolize values, ideas, or contributions valued by the generation that erected the monument.
- A commemorative marker erected to memorialize an event in the community's history would not qualify simply for its association with the event it memorialized.

INELIGIBILITY AS THE LAST REPRESENTATIVE OF AN EVENT OR PERSON

The loss of properties directly associated with a significant event or person does not strengthen the case for consideration of a commemorative property. Unlike birthplaces and graves, a commemorative property usually has no direct historic association. The commemorative property can qualify for historic association only if it is clearly significant in its own right, as stipulated above.

CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS⁹

A property achieving significance within the last fifty years is eligible if it is of exceptional importance.

UNDERSTANDING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE LAST FIFTY YEARS

The National Register Criteria for Evaluation exclude properties that achieved significance within the last fifty years unless they are of exceptional importance. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.

Examples of Properties that MUST Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A property that is less than fifty years old.
- A property that continues to achieve significance into a period less than fifty years before the nomination.
- A property that has non-contiguous Periods of Significance, one of which is less than fifty years before the nomination.
- A property that is more than fifty years old and had no significance until a period less than fifty years before the nomination.

Examples of Properties that DO NOT Need to Meet Criteria Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years

- A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.
- A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.
- A historic district in which a few properties are newer than fifty years old, but the majority of properties and the most important Period of Significance are greater than fifty years old.

⁹ For more information on Criteria Consideration G, refer to *National Register Bulletin: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Last Fifty Years*.

APPLYING CRITERIA CONSIDERATION G: PROPERTIES THAT HAVE ACHIEVED SIGNIFICANCE WITHIN THE PAST FIFTY YEARS

ELIGIBILITY FOR EXCEPTIONAL IMPORTANCE

The phrase "exceptional importance" may be applied to the extraordinary importance of an event or to an entire category of resources so fragile that survivors of any age are unusual. Properties listed that had attained significance in less than fifty years include: the launch pad at Cape Canaveral from which men first traveled to the moon, the home of nationally prominent playwright Eugene O'Neill, and the Chrysler Building (New York) significant as the epitome of the "Style Moderne" architecture.

Properties less than fifty years old that qualify as exceptional because the entire category of resources is fragile include a recent example of a traditional sailing canoe in the Trust Territory of the Pacific Islands, where because of rapid deterioration of materials, no working Micronesian canoes exist that are more than twenty years old. Properties that by their nature can last more than fifty years cannot be considered exceptionally important because of the fragility of the class of resources.

The phrase "exceptional importance" does not require that the property be of national significance. It is a measure of a property's importance within the appropriate historic context, whether the scale of that context is local, State, or national.

Eligible

- The General Laundry Building in New Orleans, one of the few remaining Art Deco Style buildings in that city, was listed in the National Register when it was forty years old because of its exceptional importance as an example of that architectural style.

HISTORICAL PERSPECTIVE

A property that has achieved significance within the past fifty years can be evaluated only when sufficient historical perspective exists to determine that the property is exceptionally important. The necessary perspective can be provided by scholarly research and evaluation, and must consider both the historic context and the specific property's role in that context.

In many communities, properties such as apartment buildings built in the 1950s cannot be evaluated because there is no scholarly research available to provide an overview of the nature, role, and impact of that building type within the context of historical and architectural developments of the 1950s.

NATIONAL PARK SERVICE RUSTIC ARCHITECTURE

Properties such as structures built in a rustic style by the National Park Service during the 1930s and 1940s can be evaluated because a broad study, *National Park Service Rustic Architecture* (1977), provides the context for evaluating properties of this type and style. Specific examples were listed in the National Register prior to reaching fifty years of age when documentation concerning the individual properties established their significance within the historical and architectural context of the type and style.

VETERANS ADMINISTRATION HOSPITALS

Hospitals less than fifty years old that were constructed by the Veterans Bureau and Veterans Administration can be evaluated because the collection of forty-eight facilities built between 1920 and 1946 has been analyzed in a study prepared by the agency. The study provided a historic and architectural context for development of veteran's care within which hospitals could be evaluated. The exceptional importance of specific individual facilities constructed within the past fifty years could therefore be determined based on their role and their present integrity.

COMPARISON WITH RELATED PROPERTIES

In justifying exceptional importance, it is necessary to identify other properties within the geographical area that reflect the same significance or historic associations and to determine which properties *best* represent the historic context in question. Several properties in the area could become eligible with the passage of time, but few will qualify now as exceptionally important.

POST-WORLD WAR II PROPERTIES

Properties associated with the post-World War II era must be identified and evaluated to determine which ones in an area could be judged exceptionally important. For example, a public housing complex may be eligible as an outstanding expression of the nation's post-war urban policy. A military installation could be judged exceptionally important because of its contribution to the Cold War arms race. A church building in a Southern city may have served as the pivotal rallying point for the city's most famous civil rights protest. A post-war suburban subdivision may be the best reflection of contemporary siting and design tenets in a metropolitan area. In each case, the nomination preparer must justify the *exceptional* importance of the property relative to similar properties in the community, State, or nation.

ELIGIBILITY FOR INFORMATION POTENTIAL

A property that has achieved significance within the past fifty years can qualify under Criterion D only if it can be demonstrated that the information is of exceptional importance within the appropriate context and that the property contains data superior to or different from those obtainable from other sources, including other culturally related sites. An archeological site less than fifty years old may be eligible if the former inhabitants are so poorly documented that information about their lifeways is best obtained from examination of the material remains.

Eligible

- Data such as the rate of adoption of modern technological innovations by rural tenant farmers in the 1950s may not be obtainable through interviews with living persons but could be gained by examination of homesites.

Not Eligible

- A recent archeological site such as the remains of a Navajo sheep corral used in the 1950s would not be considered exceptionally significant for its information potential on animal husbandry if better information on the same topic is available through ethnographic studies or living informants.

HISTORIC DISTRICTS

Properties which have achieved significance within the past fifty years can be eligible for the National Register if they are an integral part of a district which qualifies for National Register listing. This is demonstrated by documenting that the property dates from within the district's defined Period of Significance and that it is associated with one or more of the district's defined Areas of Significance.

Properties less than fifty years old may be an integral part of a district when there is sufficient perspective to consider the properties as historic. This is accomplished by demonstrating that: 1) the district's Period of Significance is justified as a discrete period with a defined beginning and end, 2) the character of the district's historic resources is clearly defined and assessed, 3) specific resources in the district are demonstrated to date from that discrete era, and 4) the majority of district properties are over fifty years old. In these instances, it is not necessary to prove exceptional importance of either the district itself or the less-than-fifty-year-old properties. Exceptional importance still must be demonstrated for district where the majority of properties or the major Period of Significance is less than fifty years old, and for less-than-fifty-year-old properties which are nominated individually.

PROPERTIES MORE THAN FIFTY YEARS IN AGE, LESS THAN FIFTY YEARS IN SIGNIFICANCE

Properties that are more than fifty years old, but whose significant associations or qualities are less than fifty years old, must be treated under the fifty year consideration.

Eligible

- A building constructed early in the twentieth century (and having no architectural importance), but that was associated with an important person during the 1950s, must be evaluated under Criteria Consideration G because the Period of Significance is within the past fifty years. Such a property would qualify if the person was of exceptional importance.

REQUIREMENT TO MEET THE CRITERIA, REGARDLESS OF AGE

Properties that are less than fifty years old and are not exceptionally important will *not* automatically qualify for the National Register once they are fifty years old. In order to be listed in the National Register, all properties, regardless of age, must be demonstrated to meet the Criteria for Evaluation.

VIII. HOW TO EVALUATE THE INTEGRITY OF A PROPERTY

INTRODUCTION

Integrity is the ability of a property to convey its significance. To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.

To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.

SEVEN ASPECTS OF INTEGRITY

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

UNDERSTANDING THE ASPECTS OF INTEGRITY

LOCATION

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved. (See Criteria Consideration B in *Part VII: How to Apply the Criteria Considerations*, for the conditions under which a moved property can be eligible.)

DESIGN

Design is the combination of elements that create the form, plan, space, structure, and style of a property. It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture. Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.

A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape.

Design can also apply to districts, whether they are important primarily for historic association, architectural value, information potential, or a combination thereof. For districts significant primarily for historic association or architectural value, design concerns more than just the individual buildings or structures located within the boundaries. It also applies to the way in which buildings, sites, or structures are related: for example, spatial relationships between major features; visual rhythms in a streetscape or landscape plantings; the layout and materials of walkways and roads; and the relationship of other features, such as statues, water fountains, and archeological sites.

SETTING

Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role. It involves *how*, not just *where*, the property is situated and its relationship to surrounding features and open space.

Setting often reflects the basic physical conditions under which a property was built and the functions it was intended to serve. In addition, the way in which a property is positioned in its environment can reflect the designer's concept of nature and aesthetic preferences.

The physical features that constitute the setting of a historic property can be either natural or manmade, including such elements as:

- Topographic features (a gorge or the crest of a hill);
- Vegetation;
- Simple manmade features (paths or fences); and
- Relationships between buildings and other features or open space.

These features and their relationships should be examined not only within the exact boundaries of the property, but also between the property and its *surroundings*. This is particularly important for districts.

MATERIALS

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place.

A property must retain the key exterior materials dating from the period of its historic significance. If the property has been rehabilitated, the historic materials and significant features must have been preserved. The property must also be an actual historic resource, not a recreation; a

recent structure fabricated to look historic is not eligible. Likewise, a property whose historic features and materials have been lost and then reconstructed is usually not eligible. (See Criteria Consideration E in *Part VII: How to Apply the Criteria Considerations* for the conditions under which a reconstructed property can be eligible.)

WORKMANSHIP

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site. Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques.

Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles. Examples of workmanship in historic buildings include tooling, carving, painting, graining, turning, and joinery. Examples of workmanship in prehistoric contexts include Paleo-Indian clovis projectile points; Archaic period beveled adzes; Hopewellian birdstone pipes; copper earspools and worked bone pendants; and Iroquoian effigy pipes.

FEELING

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character. For example, a rural historic district retaining original design, materials, workmanship, and setting will relate the feeling of agricultural life in the 19th century. A grouping of prehistoric petroglyphs, unmarred by graffiti and intrusions and located on its original isolated bluff, can evoke a sense of tribal spiritual life.

ASSOCIATION

Association is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. For example, a Revolutionary War battlefield whose natural and manmade elements have remained intact since the 18th century will retain its quality of association with the battle.

Because feeling and association depend on individual perceptions, their retention *alone* is never sufficient to support eligibility of a property for the National Register.

ASSESSING INTEGRITY IN PROPERTIES

Integrity is based on significance: why, where, and when a property is important. Only after significance is fully established can you proceed to the issue of integrity.

The steps in assessing integrity are:

- Define the **essential physical features** that must be present for a property to represent its significance.
- Determine whether the **essential physical features are visible** enough to convey their significance.
- Determine whether the property needs to be **compared with similar properties**. And,
- Determine, based on the significance and essential physical features, **which aspects of integrity** are particularly vital to the property being nominated and if they are present.

Ultimately, the question of integrity is answered by whether or not the property retains the **identity** for which it is significant.

DEFINING THE ESSENTIAL PHYSICAL FEATURES

All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Periods of Significance). They are the features without which a property can no longer be identified as, for instance, a late 19th century dairy barn or an early 20th century commercial district.

CRITERIA A AND B

A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s). If the property is a site (such as a treaty site) where there are no material cultural remains, the setting must be intact.

Archeological sites eligible under Criteria A and B must be in overall good condition with excellent preservation of features, artifacts, and spatial relationships to the extent that these remains are able to convey important associations with events or persons.

CRITERION C

A property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style.

Archeological sites eligible under Criterion C must be in overall good condition with excellent preservation

of features, artifacts, and spatial relationships to the extent that these remains are able to illustrate a site type, time period, method of construction, or work of a master.

CRITERION D

For properties eligible under Criterion D, including archeological sites and standing structures studied for their information potential, less attention is given to their overall condition, than it they were being considered under Criteria A, B, or C. Archeological sites, in particular, do not exist today exactly as they were formed. There are always cultural and natural processes that alter the deposited materials and their spatial relationships.

For properties eligible under Criterion D, integrity is based upon the property's potential to yield specific data that addresses important research questions, such as those identified in the historic context documentation in the Statewide Comprehensive Preservation Plan or in the research design for projects meeting the *Secretary of the Interior's Standards for Archeological Documentation*.

INTERIORS

Some historic buildings are virtually defined by their exteriors, and their contribution to the built environment can be appreciated even if their interiors are not accessible. Examples of this would include early examples of steel-framed skyscraper construction. The great advance in American technology and engineering made by these buildings can be read from the outside. The change in American popular taste during the 19th century, from the symmetry and simplicity of architectural styles based on classical precedents, to the expressions of High Victorian styles, with their combination of textures, colors, and asymmetrical forms, is readily apparent from the exteriors of these buildings.

Other buildings "are" interiors. The Cleveland Arcade, that soaring 19th century glass-covered shopping area, can only be appreciated from the inside. Other buildings in this category would be the great covered train sheds of the 19th century.

In some cases the loss of an interior will disqualify properties from listing

in the National Register—a historic concert hall noted for the beauty of its auditorium and its fine acoustic qualities would be the type of property that if it were to lose its interior, it would lose its value as a historic resource. In other cases, the overarching significance of a property's exterior can overcome the adverse effect of the loss of an interior.

In borderline cases particular attention is paid to the significance of the property and the remaining historic features.

HISTORIC DISTRICTS

For a district to retain integrity as a whole, the majority of the components that make up the district's historic character must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of a historic environment.

A component of a district cannot contribute to the significance if:

- it has been substantially altered since the period of the district's significance *or*
- it does not share the historic associations of the district.

VISIBILITY OF PHYSICAL FEATURES

Properties eligible under Criteria A, B, and C must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

NON-HISTORIC EXTERIORS

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible *if* the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify under Criteria A, B, or C, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

PROPERTY CONTAINED WITHIN ANOTHER PROPERTY

Some properties contain an earlier structure that formed the nucleus for later construction. The exterior property, if not eligible in its own right, can qualify on the basis of the interior property *only if* the interior property can yield significant information about a specific construction technique or material, such as rammed earth or tabby. The interior property *cannot* be used as the basis for eligibility if it has been so altered that it no longer contains the features that could provide important information, or if the presence of important information cannot be demonstrated.

SUNKEN VESSELS

A sunken vessel can be eligible under Criterion C as embodying the distinctive characteristics of a method of construction if it is structurally intact. A *deteriorated* sunken vessel, no longer structurally intact, can be eligible under Criterion D if the remains of either the vessel or its contents is capable of yielding significant information. For further information, refer to *National Register Bulletin: Nominating Historic Vessels and Shipwrecks to the National Register of Historic Places*.

Natural Features

A natural feature that is associated with a historic event or trend, such as a rock formation that served as a trail marker during westward expansion, must retain its historic appearance, unobscured by modern construction or landfill. Otherwise it is not eligible, even though it remains intact.

COMPARING SIMILAR PROPERTIES

For some properties, comparison with similar properties should be considered during the evaluation of integrity. Such comparison may be important in deciding what physical features are essential to properties of that type. In instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken during the evaluation of integrity. This situation arises when scholarly work has not been done on a particular property type or when surviving examples of a property type are extremely rare. (See **Comparing Related Properties** in *Part V: How to Evaluate a Property within its Historic Context*.)

RARE EXAMPLES OF A PROPERTY TYPE

Comparative information is particularly important to consider when evaluating the integrity of a property that is a rare surviving example of its type. The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource.

Eligible

- A one-room schoolhouse that has had all original exterior siding replaced and a replacement roof that does not exactly replicate the original roof profile can be eligible if the other extant rare examples have received an even greater degree of alteration, such as the subdivision of the original one-room plan.

Not Eligible

- A mill site contains information on how site patterning reflects historic functional requirements, but parts of the site have been destroyed. The site is not eligible for its information potential if a comparison of other mill sites reveals more intact properties with complete information.

DETERMINING THE RELEVANT ASPECTS OF INTEGRITY

Each type of property depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects is most important to a particular property requires an understanding of the property's significance and its essential physical features.

CRITERIA A AND B

A property important for association with an event, historical pattern, or person(s) ideally might retain *some* features of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Integrity of design and workmanship, however, might not be as important to the significance, and would not be relevant if the property were a site. A basic integrity test for a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today.

For archeological sites that are eligible under Criteria A and B, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the potential to yield information is required.

Eligible

A mid-19th century waterpowered mill important for its association with an area's industrial development is eligible if:

- it is still on its original site (**Location**), and
- the important features of its setting are intact (**Setting**), and
- it retains most of its historic materials (**Materials**), and
- it has the basic features expressive of its design and function, such as configuration, proportions, and window pattern (**Design**).

Not Eligible

A mid-19th century water-powered mill important for its association with an area's industrial development is not eligible if:

- it has been moved (**Location, Setting, Feeling, and Association**), or
- substantial amounts of new materials have been incorporated (**Materials, Workmanship, and Feeling**), or
- it no longer retains basic design features that convey its historic appearance or function (**Design, Workmanship, and Feeling**).

CRITERION C

A property significant under Criterion C must retain those physical features that characterize the type, period, or method of construction that the property represents. Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important, however, for those properties whose design is a reflection of their immediate environment (such as designed landscapes and bridges).

For archeological sites that are eligible under Criterion C, the seven aspects of integrity can be applied in much the same way as they are to buildings, structures, or objects. It is important to note, however, that the site must have *demonstrated* its ability to convey its significance, as opposed to sites eligible under Criterion D where only the *potential* to yield information is required.

Eligible

A 19th century wooden covered bridge, important for illustrating a construction type, is eligible if:

- the essential features of its design are intact, such as abutments, piers, roof configuration, and trusses (**Design, Workmanship, and Feeling**), and
- most of the historic materials are present (**Materials, Workmanship, and Feeling**), and
- evidence of the craft of wooden bridge technology remains, such as the form and assembly technique of the trusses (**Workmanship**).
- Since the design of a bridge relates directly to its function as a transportation crossing, it is also important that the bridge still be situated over a waterway (**Setting, Location, Feeling, and Association**).

Not Eligible

For a 19th century wooden covered bridge, important for its construction type, replacement of some materials of the flooring, siding, and roofing would not necessarily damage its integrity. Integrity would be lost, however, if:

- the abutments, piers, or trusses were substantially altered (**Design, Workmanship, and Feeling**) or
- considerable amounts of new materials were incorporated (**Materials, Workmanship, and Feeling**).
- Because environment is a strong factor in the design of this property type, the bridge would also be ineligible if it no longer stood in a place that conveyed its function as a crossing (**Setting, Location, Feeling, and Association**).

CRITERION D

For properties eligible under Criterion D, setting and feeling may not have direct bearing on the property's ability to yield important information. Evaluation of integrity probably will focus primarily on the location, design, materials, and perhaps workmanship.

Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns can be eligible if:

- floral or faunal remains are found in clear association with cultural material (**Materials** and **Association**) and
- the site exhibits stratigraphic separation of cultural components (**Location**).

Not Eligible

A multicomponent prehistoric site important for yielding data on changing subsistence patterns would not be eligible if:

- floral or faunal remains were so badly decomposed as to make identification impossible (**Materials**), or
- floral or faunal remains were disturbed in such a manner as to make their association with cultural remains ambiguous (**Association**), or
- the site has lost its stratigraphic context due to subsequent land alterations (**Location**).

Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period can be eligible if:

- the site contains lithic debitage, finished stone tools, hammerstones, or antler flakers (**Material** and **Design**), and
- the site contains datable material (**Association**).

Not Eligible

A lithic scatter site important for yielding data on lithic technology during the Late Archaic period would not be eligible if:

- the site contains natural deposits of lithic materials that are impossible to distinguish from culturally modified lithic material (**Design**) or
- the site does not contain any temporal diagnostic evidence that could link the site to the Late Archaic period (**Association**).

IX. SUMMARY OF THE NATIONAL HISTORIC LANDMARKS CRITERIA FOR EVALUATION

A property being nominated to the National Register may also merit consideration for potential designation as a National Historic Landmark. Such consideration is dependent upon the stringent application of the following distinct set of criteria (found in the *Code of Federal Regulations, Title 36, Part 65*).

NATIONAL HISTORIC LANDMARKS CRITERIA

The quality of national significance is ascribed to districts, sites, buildings, structures, and objects that possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture and that possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to, and are identified with, or that outstandingly represent, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for a study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That have yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

NATIONAL HISTORIC LANDMARK EXCLUSIONS

Ordinarily, cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings and properties that have achieved significance within the past fifty years are not eligible for designation. If such properties fall within the following categories they may, nevertheless, be found to qualify:

1. A religious property deriving its primary national significance from architectural or artistic distinction or historical importance; or
2. A building or structure removed from its original location but which is nationally significant primarily for its architectural merit, or for association with persons or events of transcendent importance in the nation's history and the association consequential; or
3. A site of a building or structure no longer standing but the person or event associated with it is of transcendent importance in the nation's history and the association consequential; or

4. A birthplace, grave or burial if it is of a historical figure of transcendent national significance and no other appropriate site, building, or structure directly associated with the productive life of that person exists; or
5. A cemetery that derives its primary national significance from graves of persons of transcendent importance, or from an exceptionally distinctive design or an exceptionally significant event; or
6. A reconstructed building or ensemble of buildings of extraordinary national significance when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other buildings or structures with the same association have survived; or
7. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own national historical significance; or
8. A property achieving national significance within the past 50 years if it is of extraordinary national importance.

COMPARING THE NATIONAL HISTORIC LANDMARKS CRITERIA AND THE NATIONAL REGISTER CRITERIA

In general, the instructions for preparing a National Register nomination and the guidelines stated in this bulletin for applying the National Register Criteria also apply to Landmark nominations and the use of the Landmark criteria. While there are specific distinctions discussed below, *Parts IV and V* of this bulletin apply equally to National Register listings and Landmark nominations. That is, the categories of historic properties are defined the same way; historic con-

texts are identified similarly; and comparative evaluation is carried out on the same principles enumerated in *Part V*.

There are some differences between National Register and National Historic Landmarks Criteria. The following is an explanation of how each Landmark Criterion compares with its National Register Criteria counterpart:

CRITERION 1

This Criterion relates to National Register Criterion A. Both cover properties associated with events. The Landmark Criterion, however, requires that the events associated with the property be *outstandingly* represented by that property and that the property be related to the broad national patterns of U.S. history. Thus, the quality of the property to convey and interpret its meaning must be of a higher order and must relate to national themes rather than the narrower context of State or local themes.

CRITERION 2

This Criterion relates to National Register Criterion B. Both cover properties associated with significant people. The Landmark Criterion differs in that it specifies that the association of a person to the property in question be an important one and that the person associated with the property be of *national* significance.

CRITERION 3

This Criterion has no counterpart among the National Register Criteria. It is rarely, if ever, used alone. While not a landmark at present, the Liberty Bell is an object that might be considered under this Criterion. The application of this Criterion obviously requires the most careful scrutiny and would apply only in rare instances involving ideas and ideals of the highest order.

CRITERION 4

This Criterion relates to National Register Criterion C. Its intent is to qualify exceptionally important works of architecture or collective elements of architecture extraordinarily significant as an ensemble, such as a historic

district. Note that the language is more restrictive than that of the National Register Criterion in requiring that a candidate in architecture be "a specimen exceptionally valuable for the study of a period, style, or method of construction" rather than simply embodying distinctive characteristics of a type, period, or method of construction. With regard to historic districts, the Landmarks Criterion requires an entity that is distinctive and exceptional. Unlike National Register Criterion C, this Criterion will not qualify the works of a master, *per se*, but only such works which are exceptional or extraordinary. Artistic value is considered only in the context of history's judgement in order to avoid current conflicts of taste.

CRITERION 5

This Criterion does not have a strict counterpart among the National Register Criteria. It may seem redundant of the latter part of Landmark Criterion 4. It is meant to cover collective entities such as Greenfield Village and historic districts like New Bedford, Massachusetts, which qualify for their collective association with a nationally significant event, movement, or broad pattern of national development.

CRITERION 6

The National Register counterpart of this is Criterion D. Criterion 6 was developed specifically to recognize archeological sites. All such sites must address this Criterion. The following are the qualifications that distinguish this Criterion from its National Register counterpart: the information yielded or likely to be yielded must be of *major* scientific importance by revealing new cultures, or by shedding light upon periods of occupation *over large areas* of the United States. Such sites should be expected to yield data affecting *theories, concepts, and ideas* to a *major degree*.

The data recovered or expected to be recovered must make a major contribution to the existing corpus of information. Potentially recoverable data must be likely to revolutionize or substantially modify a major theme in history or prehistory, resolve a substantial historical or anthropological debate, or close a serious gap in a major theme of U. S. history or prehistory.

EXCLUSIONS AND EXCEPTIONS TO THE EXCLUSIONS

This section of the National Historic Landmarks Criteria has its counterpart in the National Register's "Criteria Considerations." The most abundant difference between them is the addition of the qualifiers "national," "exceptional," or "extraordinary" before the word significance. Other than this, the following are the most notable distinctions:

EXCLUSION 2

Buildings moved from their original location, qualify only if one of two conditions are met: 1) the building is nationally significant for

architecture, or 2) the persons or events with which they are associated are of *transcendent* national significance and the association is consequential.

Transcendent significance means an order of importance higher than that which would ordinarily qualify a person or event to be nationally significant. A consequential association is a relationship to a building that had an evident impact on events, rather than a connection that was incidental and passing.

EXCLUSION 3

This pertains to the site of a structure no longer standing. There is no counterpart to this exclusion in the National Register Criteria. In order for such a property to qualify for Landmark designation it must meet the second condition cited for Exclusion 2.

EXCLUSION 4

This exclusion relates to Criteria Consideration C of the National Register Criteria. The only difference is that a burial place qualifies for Landmark designation only if, in addition to other factors, the person buried is of *transcendent* national importance.

When evaluating properties at the national level for designation as a National Historic Landmark, please refer to the National Historic Landmarks outline, *History and Prehistory in the National Park System and the National Historic Landmarks Program, 1987*. (For more information about the National Historic Landmarks program, please write to Department of the Interior, National Park Service, National Historic Landmarks, 1849 C Street, NW, NC400, Washington, DC 20240.)

X. GLOSSARY

Associative Qualities - An aspect of a property's history that links it with historic events, activities, or persons.

Code of Federal Regulations - Commonly referred to as "CFR." The part containing the National Register Criteria is usually referred to as 36 CFR 60, and is available from the National Park Service.

CLG - Certified Local Government.

Culture - A group of people linked together by shared values, beliefs, and historical associations, together with the group's social institutions and physical objects necessary to the operation of the institution.

Cultural Resource - See Historic Resource.

Evaluation - Process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined.

Historic Context - An organizing structure for interpreting history that groups information about historic properties that share a common theme, common geographical area, and a common time period. The development of historic contexts is a foundation for decisions about the planning, identification, evaluation, registration, and treatment of historic properties, based upon comparative historic significance.

Historic Integrity - The unimpaired ability of a property to convey its historical significance.

Historic Property - See Historic Resource.

Historic Resource - Building, site, district, object, or structure evaluated as historically significant.

Identification - Process through which information is gathered about historic properties.

Listing - The formal entry of a property in the National Register of Historic Places. See also, Registration.

Nomination - Official recommendation for listing a property in the National Register of Historic Places.

Property Type - A grouping of properties defined by common physical and associative attributes.

Registration - Process by which a historic property is documented and nominated or determined eligible for listing in the National Register.

Research Design - A statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments.

XI. LIST OF NATIONAL REGISTER BULLETINS

The Basics

How to Apply National Register Criteria for Evaluation *

Guidelines for Completing National Register of Historic Places Form

Part A: How to Complete the National Register Form *

Part B: How to Complete the National Register Multiple Property Documentation Form *

Researching a Historic Property *

Property Types

Guidelines for Evaluating and Documenting Historic **Aids to Navigation** *

Guidelines for Identifying, Evaluating and Registering **America's Historic Battlefields**

Guidelines for Evaluating and Registering Historical **Archeological Sites**

Guidelines for Evaluating and Documenting Historic **Aviation Properties**

Guidelines for Evaluating and Registering **Cemeteries and Burial Places**

How to Evaluate and Nominate **Designed Historic Landscapes** *

Guidelines for Identifying, Evaluating and Registering Historic **Mining Sites**

How to Apply National Register Criteria to **Post Offices** *

Guidelines for Evaluating and Documenting **Properties Associated with Significant Persons**

Guidelines for Evaluating and Documenting **Properties That Have Achieved Significance Within the Last Fifty Years** *

Guidelines for Evaluating and Documenting **Rural Historic Landscapes** *

Guidelines for Evaluating and Documenting **Traditional Cultural Properties** *

Nominating Historic **Vessels and Shipwrecks** to the National Register of Historic Places

Technical Assistance

Defining Boundaries for National Register Properties*

Guidelines for Local Surveys: A Basis for Preservation Planning *

How to Improve the Quality of Photographs for National Register Nominations

National Register Casebook: Examples of Documentation *

Using the UTM Grid System to Record Historic Sites

To order these publications, write to: National Register of Historic Places, National Park Service, 1849 C St., NC 400, NW, Washington, D.C. 20240, or e-mail at: nr_reference@nps.gov. Publications marked with an asterisk (*) are also available in electronic form at www.cr.nps.gov/nr.

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Rob Wiener, Associate Preservation Planner
DATE: April 10, 2026
RE: 279 Congress Street - PUBLIC HEARING – Alterations
PROJECT ID: HP-00061-2026
MEETING: April 15, 2026

Owner: St. Paul’s Parish Church
Architect: Carol De Tine, Carriage House Studio
Peter Lofgren, Lofgren Consulting Architect. LLC

A sign announcing the Historic Preservation Board’s meeting on April 15, 2026 was posted at the property on April 6, 2026, and 45 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Replace existing asphalt shingle roofing on the Rectory with Brava artificial slate tiles;
Replace existing galvanized metal open valleys with copper;
Replace ridge caps with either copper or Brava ridge cap components;
Install new copper gutters on all eaves.

Dimensions:

Area of Roof: Approximately 2000 square feet

Material Specifications:

Trim	Painted wood, copper flashing
Roofing	Brava roof tiles (composite artificial slate, made of recycled plastic)
Metals	Copper valleys, ridges, and gutters

SUMMARY OF HISTORIC CONTEXT

St. Paul’s Church and Rectory are connected Gothic Revival structures that were constructed at 279-281 Congress in 1869, after the previous church was destroyed in the fire of 1866. St. Paul’s is a local landmark in the India Street Historic District and is listed on the National Register. While the church is stone with a slate roof, the Rectory is sided with wood made to look like stone blocks;

the roof was originally shingled with wood, but is now covered with 3-tab asphalt shingles.

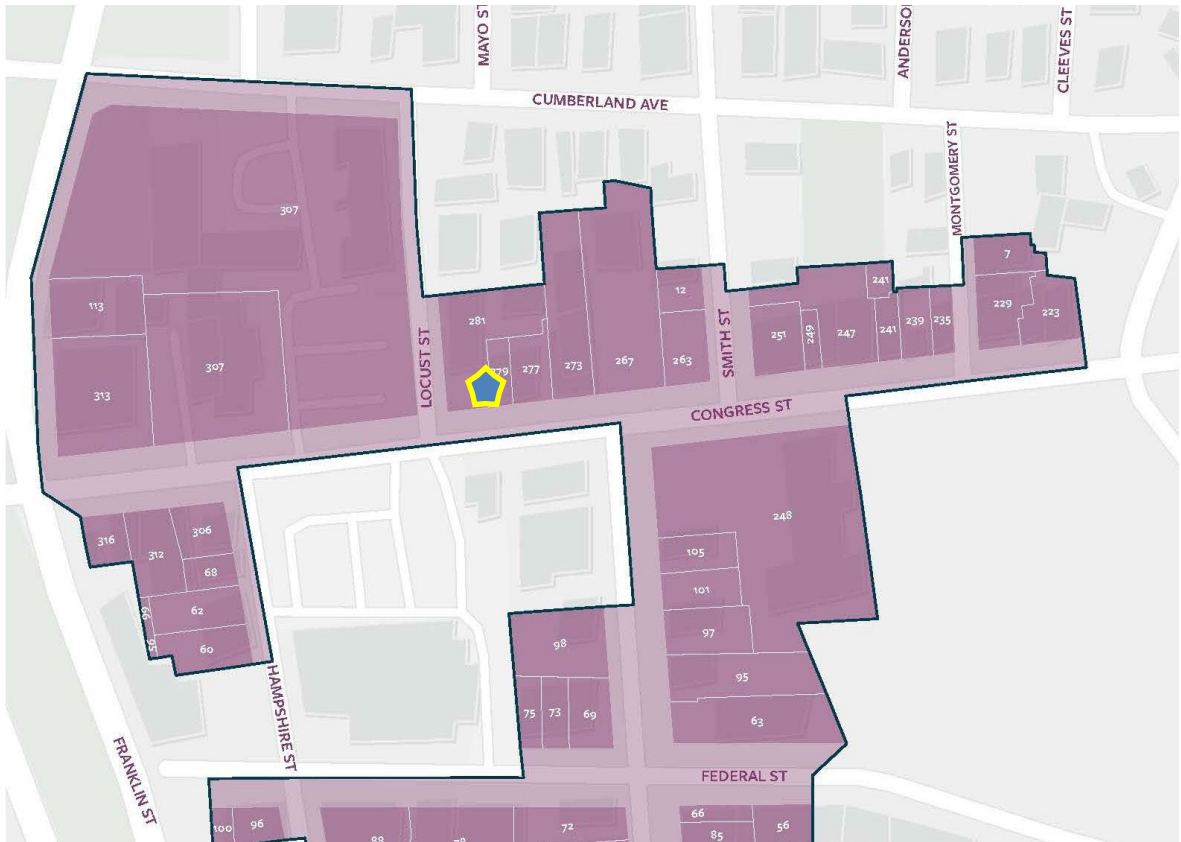


Figure 1: Partial Map of India Street Historic District showing location of 279 Congress Street



Figure 2: 279 Congress Street – Google Satellite View

The front of the Rectory is near the edge of the sidewalk, and the main entrance is on the southwest side, from an inset porch lined with wooden gothic arches. The stone church is set further back, leaving a small lawn at the corner of Congress and Locust Streets. The entrance to the church is located off Locust Street at the northwest corner of the building, well back from Congress Street.



Figure 3: 279 Congress Street – September, 2024 - Google Street View

Steeply roofed dormers with Gothic arched windows interrupt the roof of the rectory on the street-face and the southwest side, with open valleys covered in what appears to be galvanized metal. Caps on hips and ridges are of asphalt shingle.

Additional information on the India Street Historic District can be found on the city website:
<https://www.portlandmaine.gov/1548/Historic-Designations>

PREVIOUS REVIEW BY HISTORIC PRESERVATION STAFF

As noted in the applicants' cover letter, comprehensive repairs and renovations are ongoing at the Rectory, with much of the work either being interior alterations, repairs and replacement in-kind, or minor alterations reviewed administratively. Window changes on the rear façade of the Rectory and two new skylights on the northeast roof, already approved under a building permit, have no visibility from a public way. Staff have met with the architects and representatives of the church on site, and discussed alternatives for the rectory roofing with the architects on several occasions.

STAFF COMMENTS

The proposal before the Board is part of a comprehensive renovation of the St. Paul's Rectory intended to reverse the effects of deferred maintenance, adapt the interior space to meet today's programmatic needs, and improve the envelope to maintain historic character and better resist weather, by installing high quality, durable, and historically compatible repairs. As the applicants' cover letter states, the proposed Brava roofing is a compromise because their preferred material, natural slate, would be too heavy for the structural capacity of the existing roof framing.

Staff discussed roofing options with the architects and church representatives, including that:

- Sanborn Fire Insurance maps indicated that the original roof was wooden shingles;
- There is no evidence that the Rectory ever had a slate roof in the past;
- The church has the right to replace the existing roofing with asphalt shingles, including architectural shingles, in a compatible color of their choice;
- Staff discussed the potential for a fire-rated wood shingle roof with the applicant. While feasible and consistent with the original material, it was identified as a costly and uncommon solution

For the applicants, natural slate would represent an upgrade in terms of durability, low maintenance, attractiveness, and compatibility with the slate on the church roof. The Brava roof tiles would likely satisfy those goals, each to a lesser degree than true slate would. Staff notes that the proposed consistent width Brava tiles would be 12" wide like the tabs on the existing shingles. It is also worth noting that the steepest Brava ridge and hip cap is 45 degrees, and the dormer pitches are so steep that copper caps may be needed.

In deciding whether the proposed roofing meets the Standards for Alterations, the Board should discuss whether the material of the roof (whether wood, asphalt, or slate) should be considered a character-defining or distinctive feature of the building, and then whether Standards C and F can be interpreted to allow replacement with slate. Then, if natural slate is found to be an acceptable roofing material, the Board should confirm whether the proposed modern, alternate material is a reasonable visual match for the natural version.

Staff notes that the proposed use of copper for valleys and ridges, provided to conduct runoff, seems compatible with the proposed roof. While the original materials are not known, the existing system includes galvanized metal valleys and limited sections of half-round gutter, and the proposed copper represents a durable alternative. Staff notes that uncoated copper, allowed to weather naturally, may be compatible, practical, and consistent with the Standards. Also, regardless of whether gutters are an original feature, they may well be a practical necessity for managing water.

MOTION FOR CONSIDERATION

I move to [APPROVE / CONDITIONALLY APPROVE / DENY] application HP-00061-2026 for roof replacement at 279 Congress Street on the basis of submitted documentation, plans, and specifications; information provided in the staff memo; and the attached findings by the Historic Preservation Board [AS WRITTEN / AS AMENDED DURING THE MEETING ON MARCH 4, 2026] that the project [MEETS / FAILS TO MEET] subsection 16.6.3 standards for review of alterations [WITH THE FOLLOWING CONDITIONS:]

- 1) [CONDITIONS]

ATTACHMENTS

1. Cover Letter and Project Description
2. Drawings and Photos
3. Product Information
4. Gutter Details
5. Draft Findings of Fact

LOFGREN

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20 March 2026

Historic Preservation Application Cover Letter

The Parish of St. Paul's Anglican Church is undergoing a complete renovation of the Rectory. As we progress in the renovation and restoration process, we are seeking guidance and approval for the replacement of the existing asphalt roof.

Consideration of Original Wood & Current Asphalt Roof Materials

We understand from Historic Preservation Program staff members Evan Schueckler and Rob Weiner that historic Sanborn insurance maps indicate that the Rectory originally had a wood shingle roof and therefore, replacement with wood shingles could be approved at the staff (rather than Board) level.

We also understand from staff that we can replace the current asphalt shingle roof with a new asphalt shingle roof with staff (rather than Board) approval, but the Church prefers to upgrade from asphalt shingles.

Proposed Slate Roof Material

Our strong preference is for a slate roof.

As we research the use of slate for the roof, we reference the historic house located at 387 Spring Street. This house designed by Henry Rowe and constructed in 1845 is very similar in style to the Rectory built in 1868. It has a beautiful slate roof. We feel that a slate roof on the Rectory would enhance the visual integrity of the structure, be consistent with the slate roof on St. Paul's Church and provide a long-term maintenance free solution to the roof.

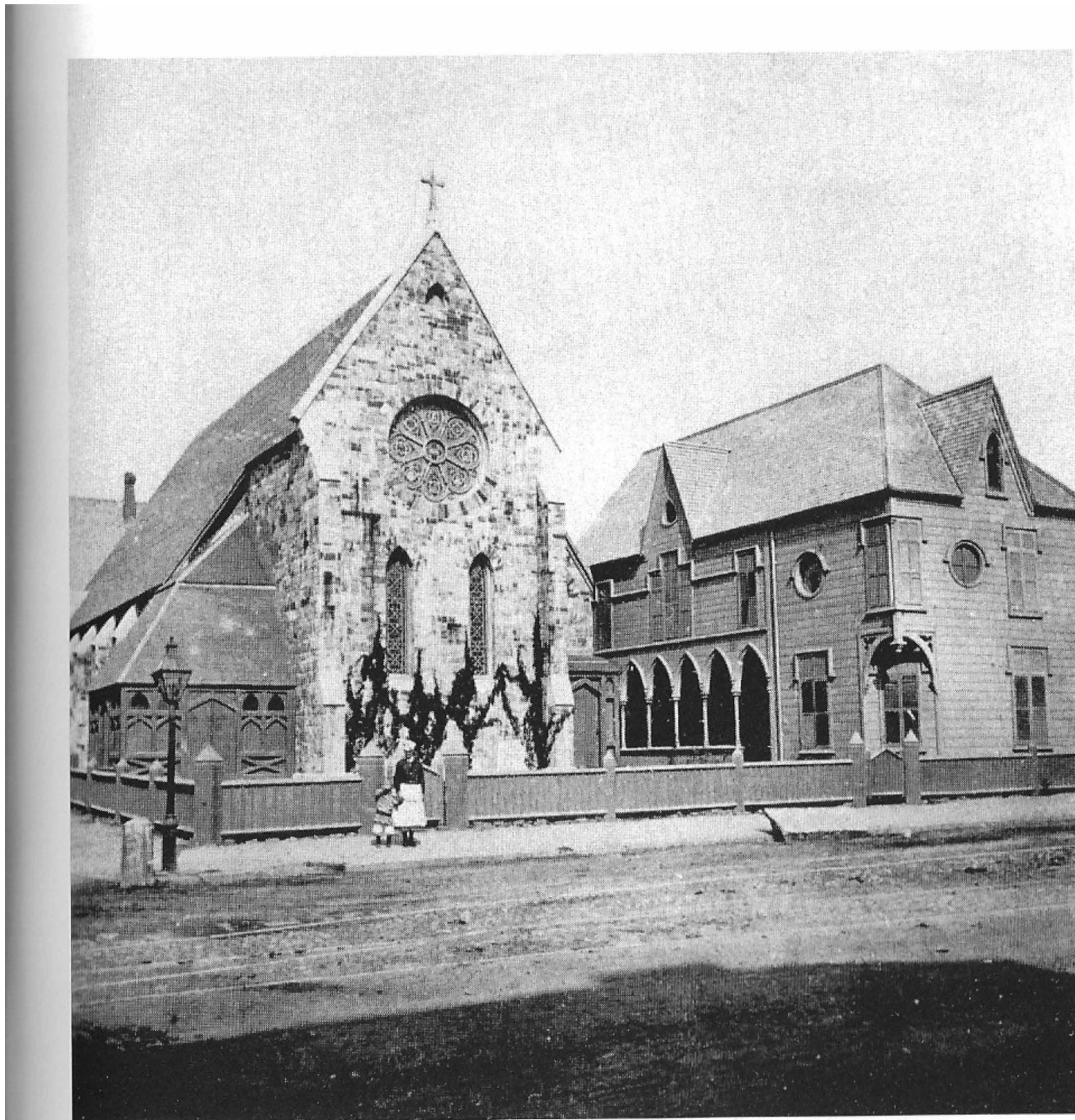
In consulting a structural engineer, we discovered that the existing roof structure cannot support replacement with real slate. For that reason, we are requesting the use of a simulated slate material manufactured by Brava Roof Tiles.

We look forward to presenting our proposed improvements to the Historic Preservation Board and gaining your support for this project.

Respectfully submitted,

Peter Lofgren

Peter Lofgren
President
Lofgren Consulting Architect, LLC.



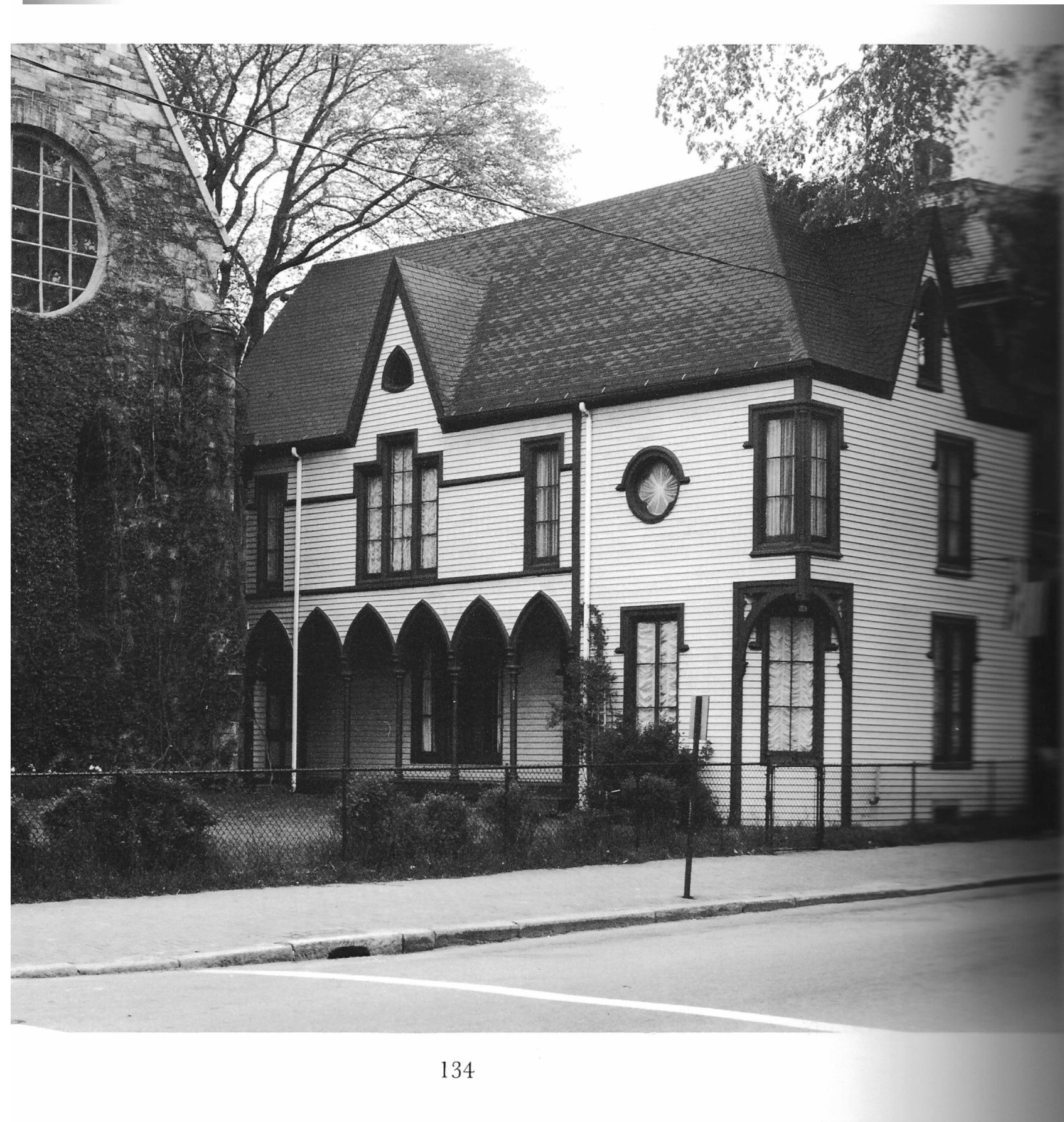
Late 19th C. Photo from PORTLAND book published by Greater Portland Landmarks in 1972 135



CURRENT PHOTO OF 387 SPRING STREET DESIGNED BY HENRY ROWE BUILT 1845



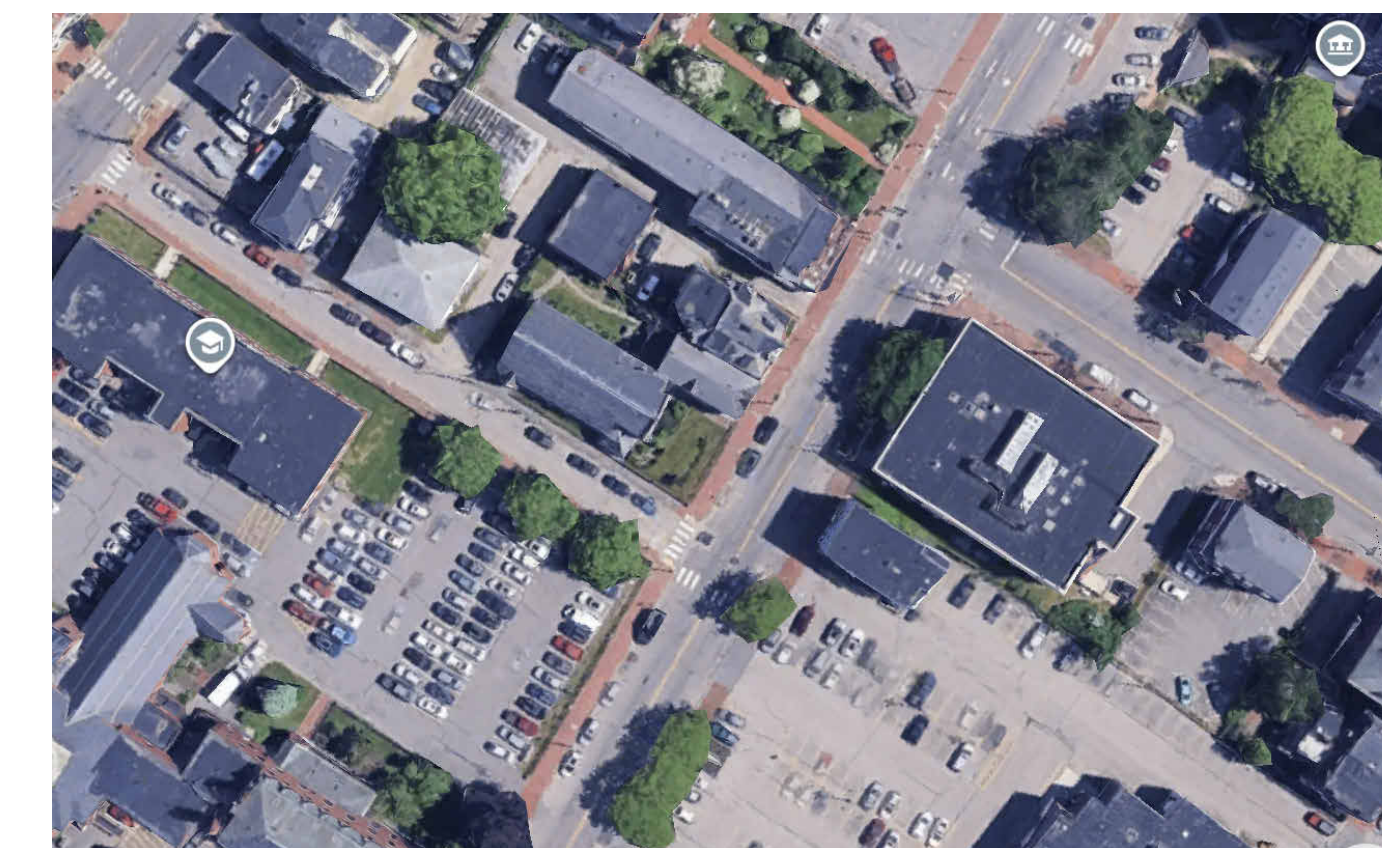
CURRENT VIEW OF THE RECTORY WITH SIDING FROM 2007 RENOVATION



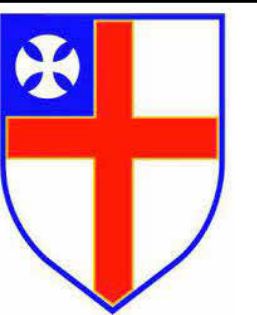
ST. PAUL'S RECTORY PRIOR TO 2002 RENOVATION 134



CURRENT CHURCH AND RECTORY BUILT IN 1868 GEORGE PELHAM ARCHITECT



AERIAL VIEW ZONING PLAT# 021-E008001



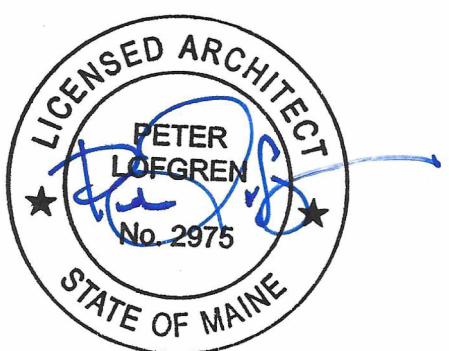
**St. Paul's Church
Rectory Renovation**

CLIENT
ST. PAUL'S CHURCH
REV. ANDREW FAUST
279 CONGRESS STREET
PORTLAND MAINE 04101
207.710.6484

LOFGREN CONSULTING ARCHITECT
PETER LOFGREN
119 ELTON STREET
PROVIDENCE RI 02906
617.368.4081
PETER@LOFGRENCARCH.COM

CONTRACTOR
GIL AGUILAR
GIL'S PROPERTY SERVICES
31 CONGRESS STREET
PAWTUCKET RI 02860
401.413.7088

CIVIL ENGINEER
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US RT 1
UNIT 10
FALMOUTH ME 04105
207.774.0424



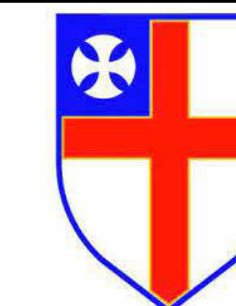
**RECTORY RENOVATION
HISTORIC
24 FEB 2026
No**

REVISIONS:		
NO.	DATE	DESCRIPTION

DRAWING NAME:
**HISTORIC
COMMISSION
REVIEW**

DATE:
SCALE:
PROJECT NUMBER: 2301.00

DRAWING NUMBER:
A5.00



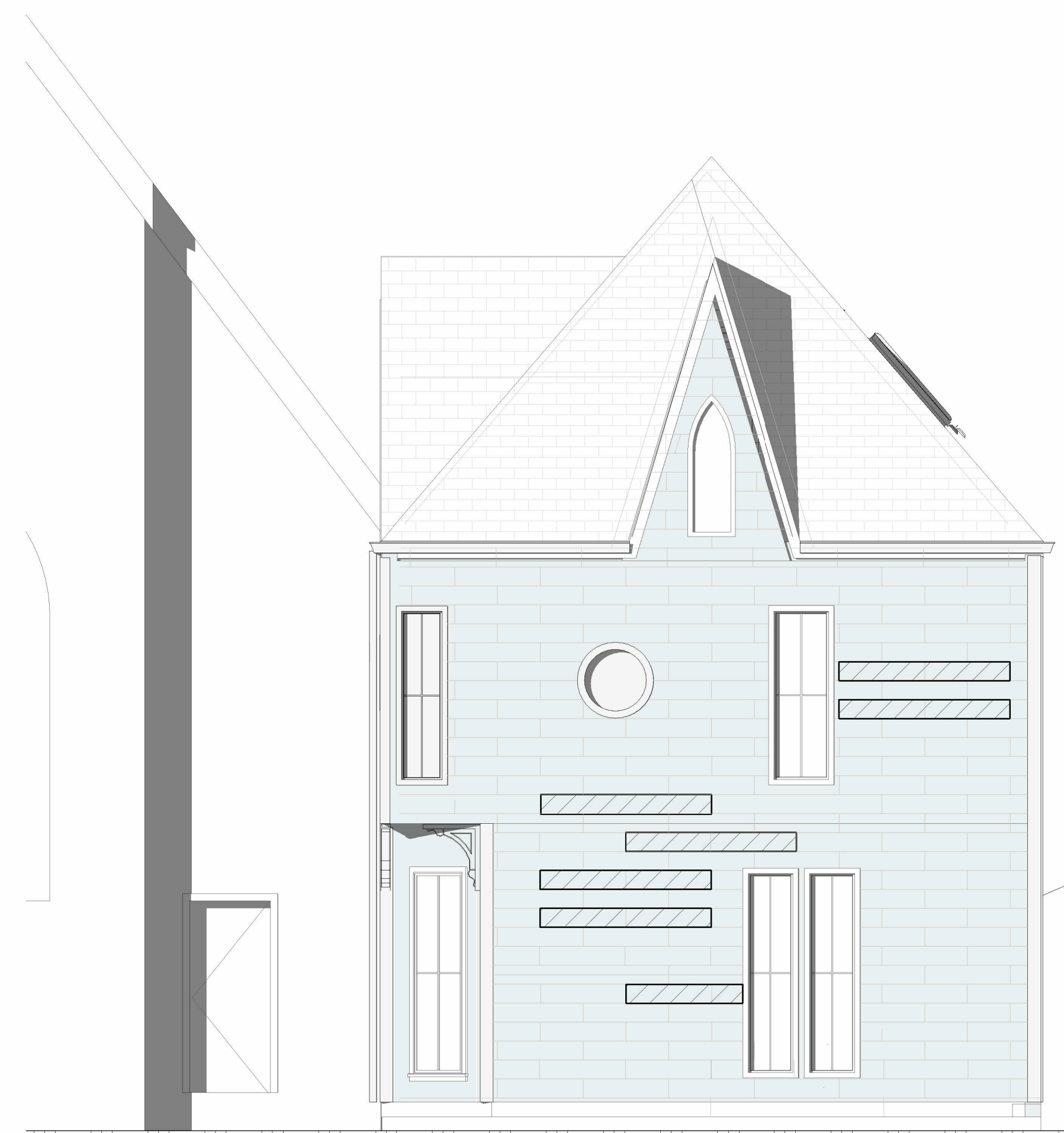
St. Paul's Church Rectory Renovation

CLIENT
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REV. ANDREW FAUST
279 CONGRESS STREET
PORTLAND MAINE 04101
207.710.6484

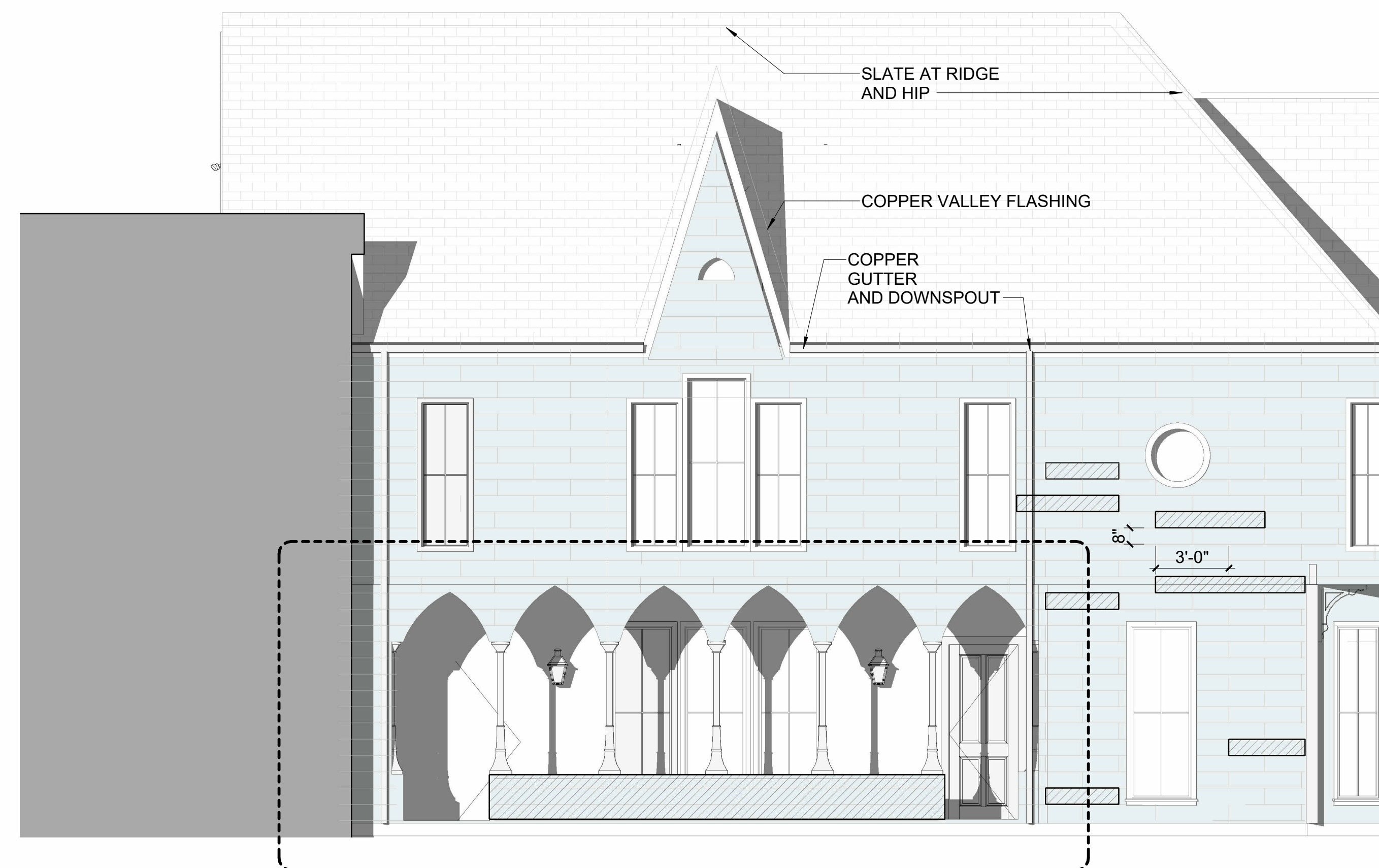
LOFGREN CONSULTING ARCHITECT
PETER LOFGREN
119 ELTON STREET
PROVIDENCE RI 02906
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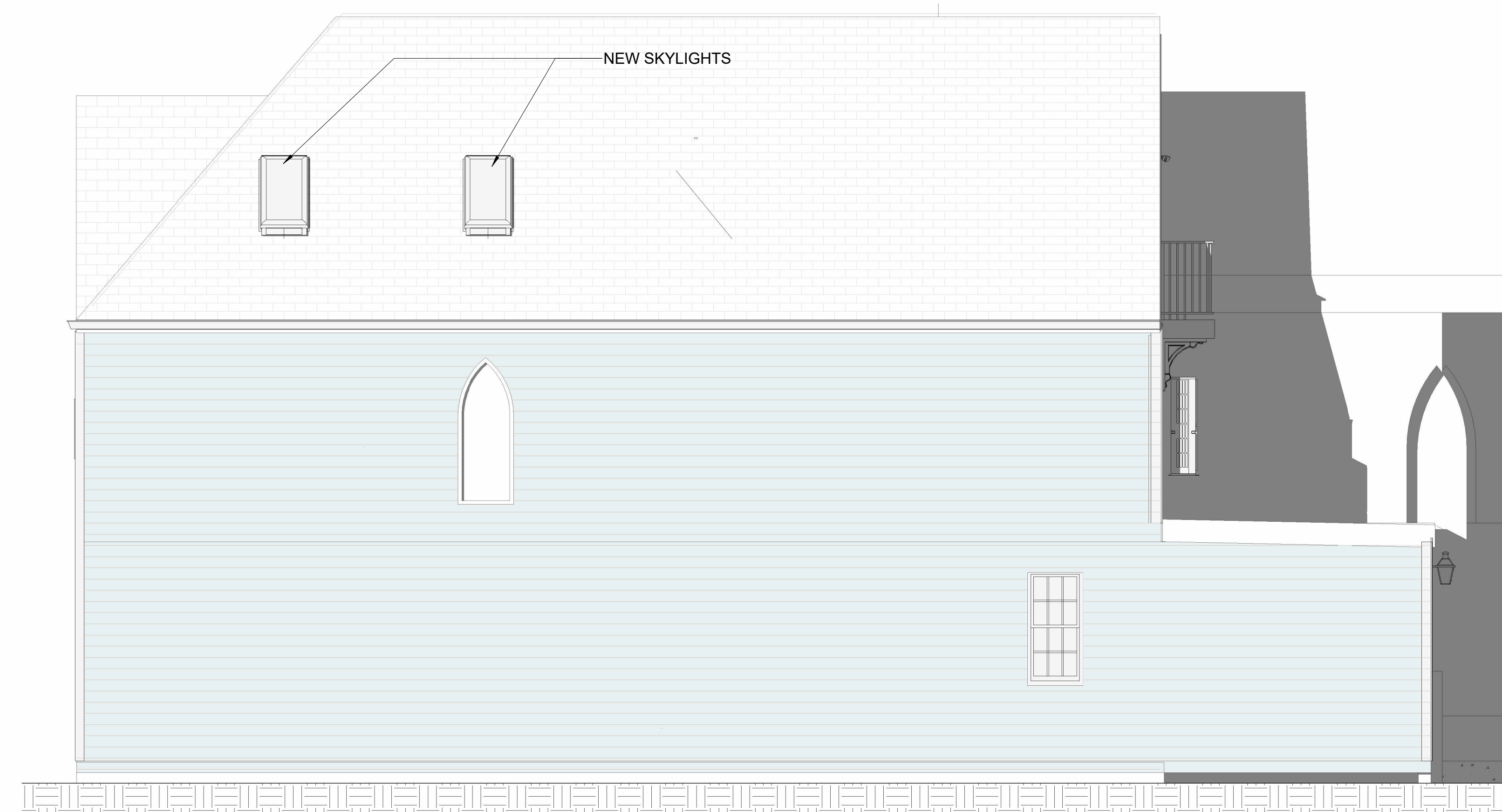
CIVIL ENGINEER
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US RT 1
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FALMOUTH ME 04105
207.774.0424



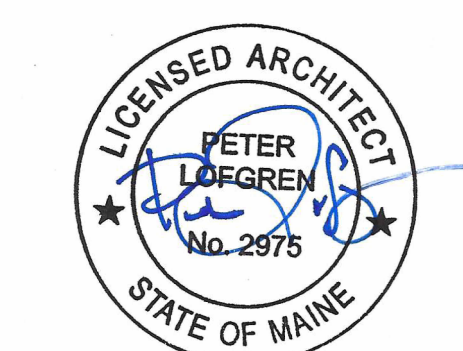
2 EAST Elevation
1/4" = 1'-0"



1 SOUTH Elevation
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



RECTORY RENOVATION
HISTORIC
24 FEB 2026
No

REVISIONS:
NO. DATE DESCRIPTION

DRAWING NAME:

EXTERIOR
ELEVATIONS -
WEST & SOUTH

DATE:

SCALE: 1/4" = 1'-0"

PROJECT NUMBER: 2301.00

DRAWING NUMBER:

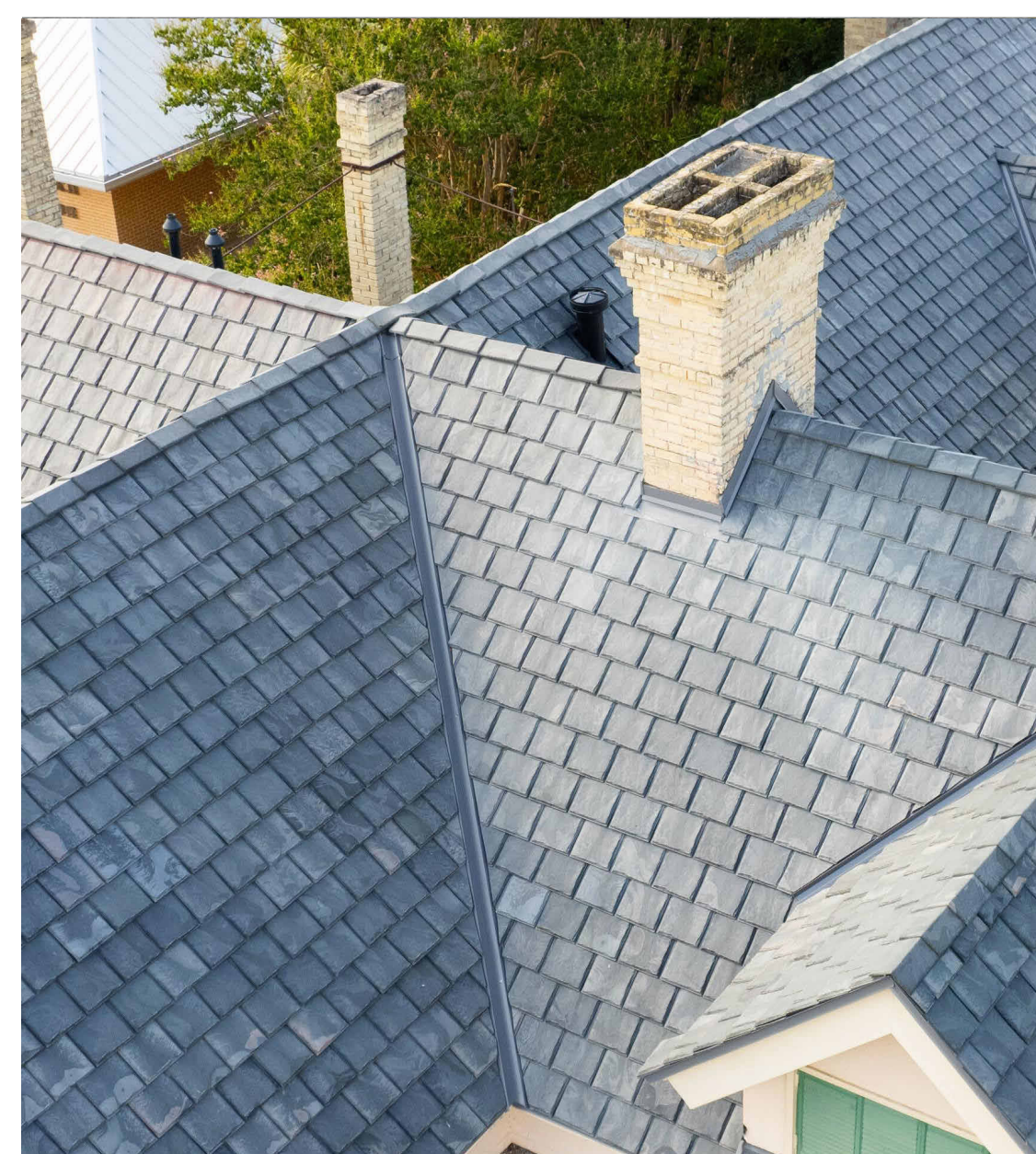
A5.01



COPPER RIDGE CAPS



COPPER VALLEYS



WASHINGTON



LIGHT ARENDALE



BRAVA SIMULATED SLATE TILES



WASHINGTON



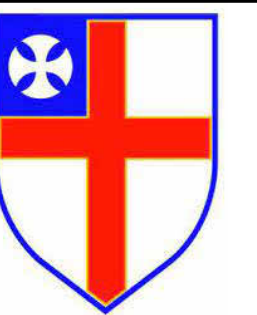
LIGHT ARENDALE



ARENDALE



GRAPHITE



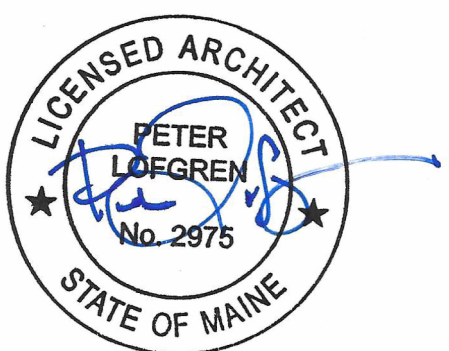
**St. Paul's Church
Rectory Renovation**

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CIVIL ENGINEER
OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 US RT 1
UNIT 10
FALMOUTH ME 04105
207.774.0424



RECTORY RENOVATION
HISTORIC
24 FEB 2026
No

NO.	DATE	DESCRIPTION

DRAWING NAME:
**BRAVA SLATE
OPTIONS**

DATE:
SCALE:
PROJECT NUMBER: 2301.00

DRAWING NUMBER:

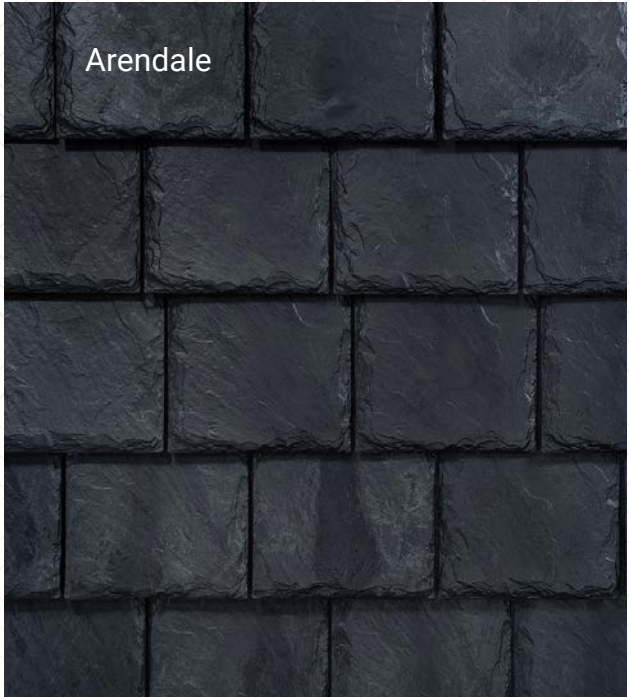
A5.02



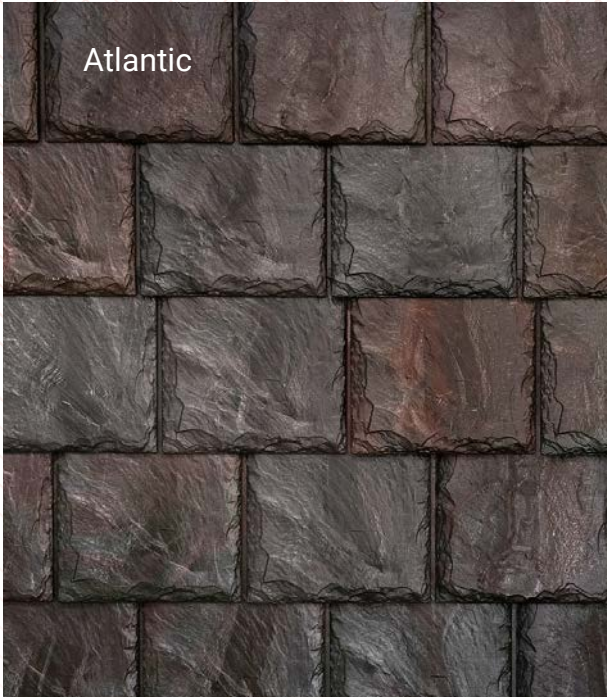
Beautifully Authentic High-Performance Roofing

Slate Roof Tile





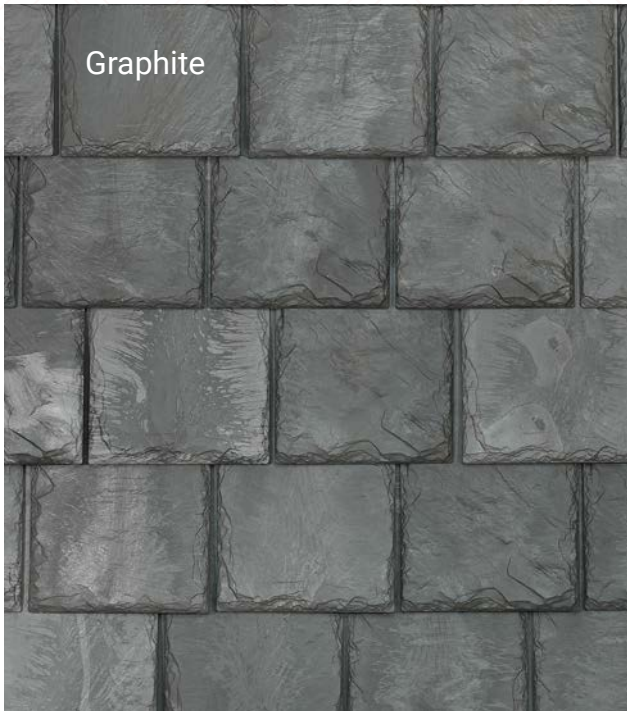
Arendale



Atlantic



Cottage



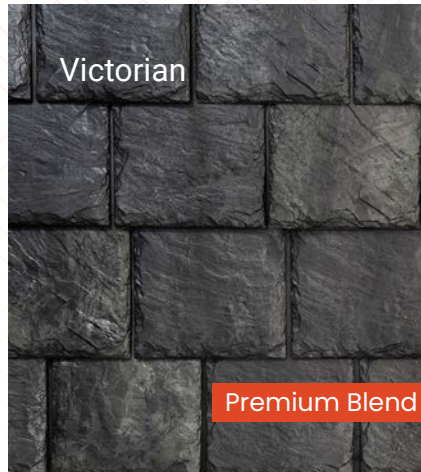
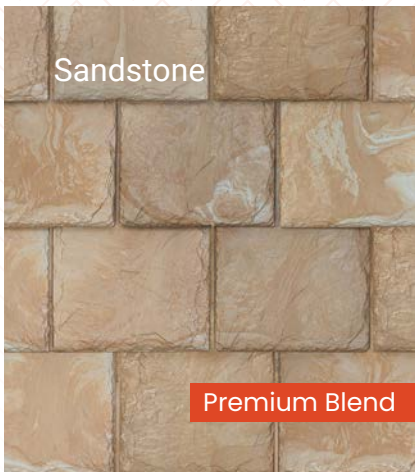
Graphite



Light Arendale



Onyx

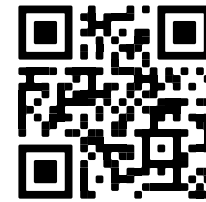


Mother Nature Inspired Hues

Standard color line of natural color blends gives an authentic look of natural slate tile.

Premium striking color blends complimenting homes that strive for a luxurious look and feel.

Cool Roof Colors (Title 24 compliant) are perfect for any home looking for the benefits of increased energy efficiency.



VIDEO: See how color changes throughout the day and access high resolution photos. **Scan QR Code.**

Available in
Single Width &
Multi-Width

12 INCH WIDTH
PROPOSED



Single Width

Single width is standard and presents a more uniform look with all field slates being 12" .



Multi-Width

For a more traditional cottage style, our Multi-Width Slates are available in 6", 9", and 12" widths for greater variation across the roof.



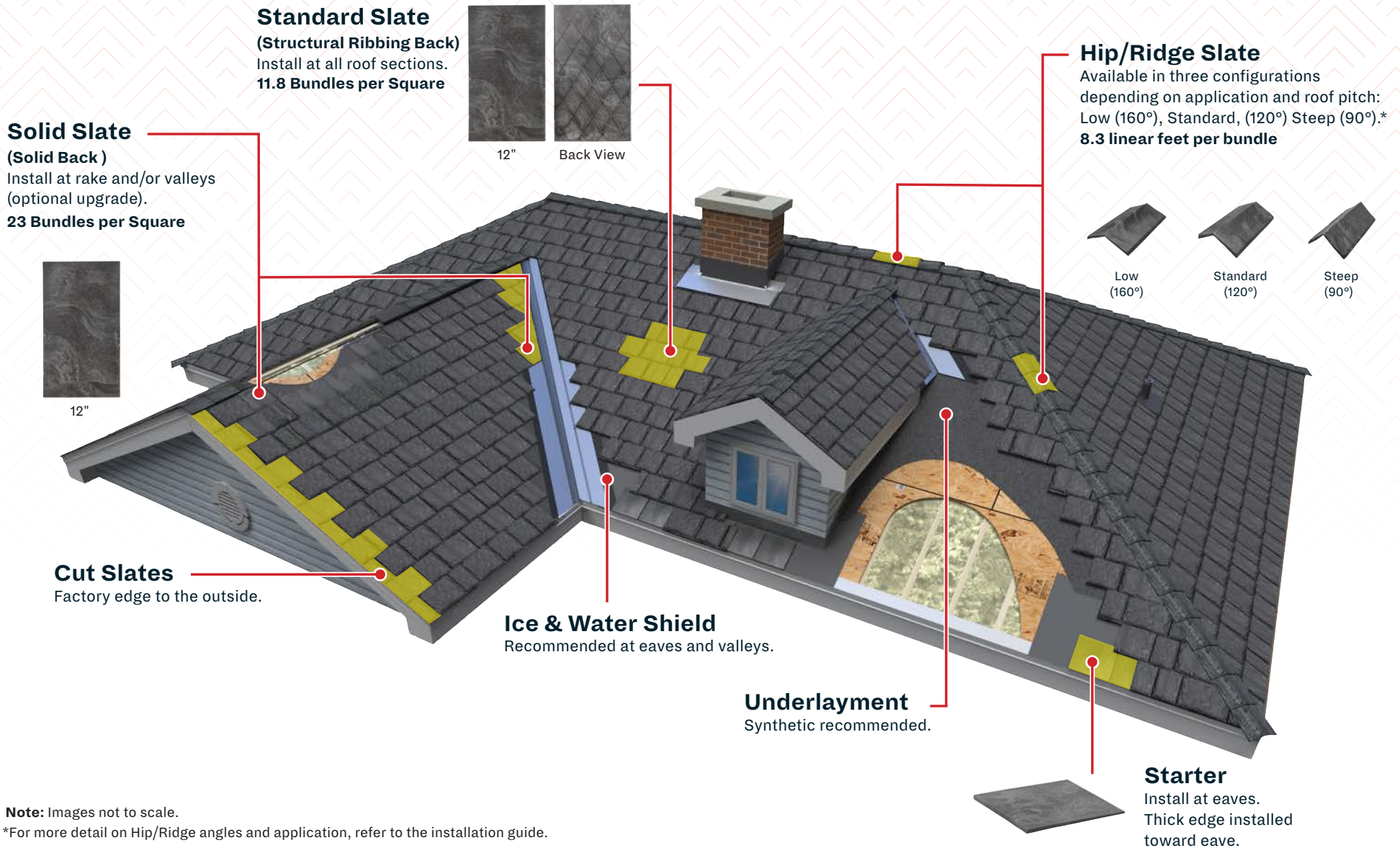
Light Arendale

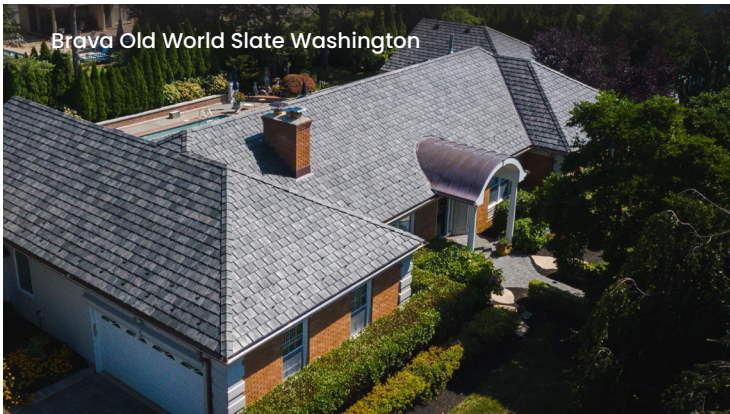
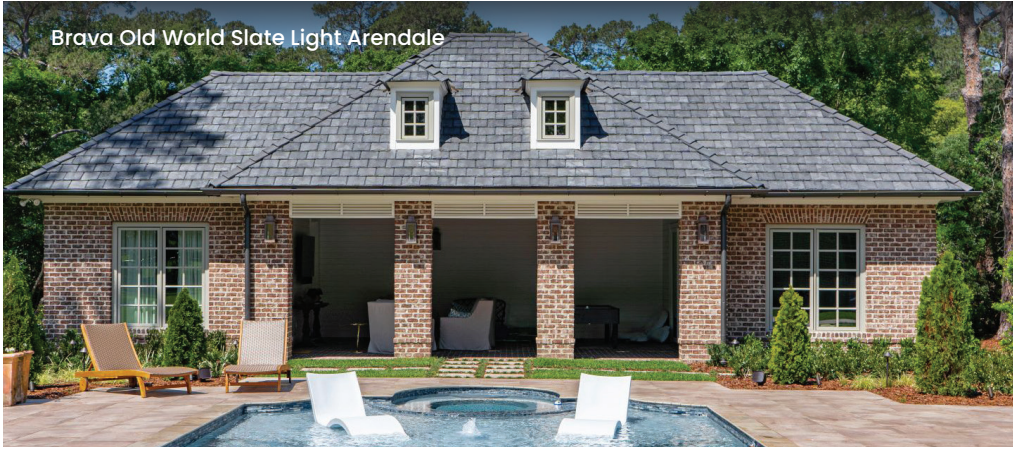


Washington

An Integrated System to Keep You Safe & Dry

Slate Tile Roof System





Beautifully authentic high-performance roofing.

The beautiful look of a slate roof without the maintenance.

Truly realistic

Our proprietary process creates the most authentic-looking old world slate on the market.

Superior performance

Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal

Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free

Brava's proprietary formulation ensures extreme durability.

Color technology

Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

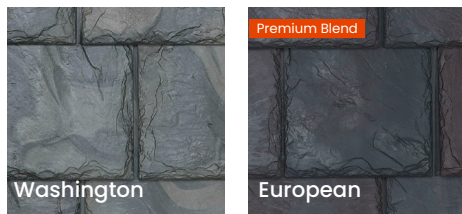
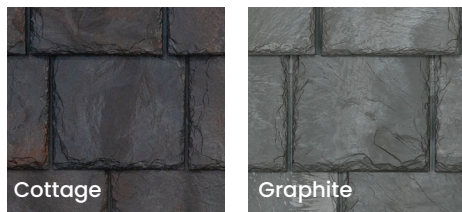
Fully sustainable

Brava uses recycled material to create a roof that is fully recyclable.

Complete

Brava offers a complete line of accessory tiles.

Unparalleled Performance



Description	Weight	Dimensions
6" Field Tile	1.4 lbs.	6" x 22"
9" Field Tile	1.8 lbs.	9" x 22"
12" Field Tile	2.7 lbs.	12" x 22"
Starter	1.6 lbs.	12" x 12"
Hip & Ridge	2.0 lbs.	5 5/8" x 6" x 16"
Solid Multi-Width Accessory	4.5 lbs.	12" x 22 7/8"
Weight Per Square (Standard Slate)	311 lbs./sq.	
Weight Per Square (Multi-Width Slate)	305 lbs./sq.	

Aesthetics	Brava Old World Slate	Natural Slate
Authentic Look	✓	✓
1" Thickness	✓	✗
Multi-Colored Variegated	✓	Only the most expensive
Solid Accessories for Realistic Installation	✓	✗

Performance	Brava Old World Slate	Natural Slate
Fire Retardant: Class A or Class C	✓	✓
Wind Resistance: 188+ mph*	✓	✗
Impact Resistance: Class 4	✓	Varies by product
Freeze/Thaw Resistant	✓	May spall in alpine regions
Maintenance-Free	✓	Requires inspection and repair throughout the life cycle
Colorfast	✓	Only some varieties
Hail Warrantied	✓	Varies by product

Installation	Brava Old World Slate	Natural Slate
Lightweight	✓	✗
Estimated Waste Factor	Low	High; slates with hairline cracks or broken during install will be discarded
Gun Nailed in Cold Weather	✓	✗

Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

CLASS 4
Class 4 hail rating

CLASS

CLASS A fire rating available

Made in USA

MIAMI-DADE COUNTY APPROVED

*Brava tiles are tested and approved to withstand wind speeds of up to 188 mph with nails and up to 211 mph with high wind / screw installation.

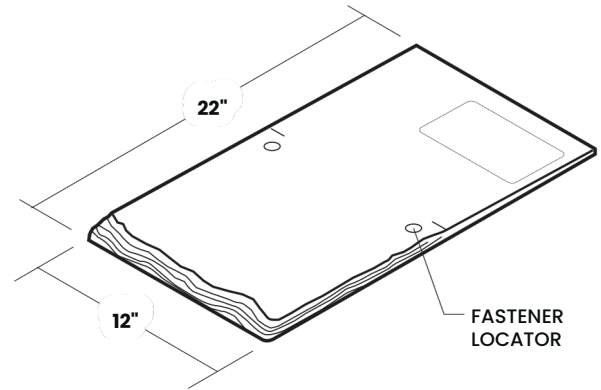
Tolerances +or- 1/2". All specifications subject to change without notice.

The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

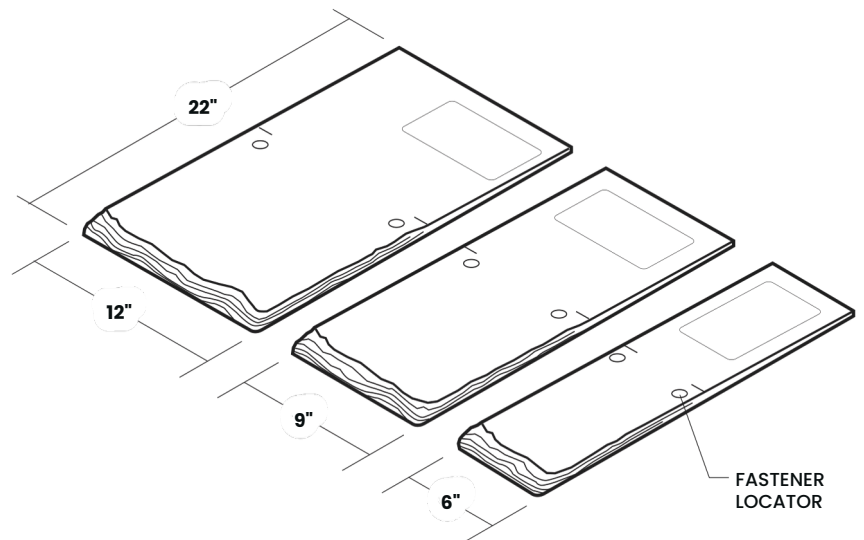
In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

bravarooftile.com • (844) 290-4196 • info@bravarooftile.com

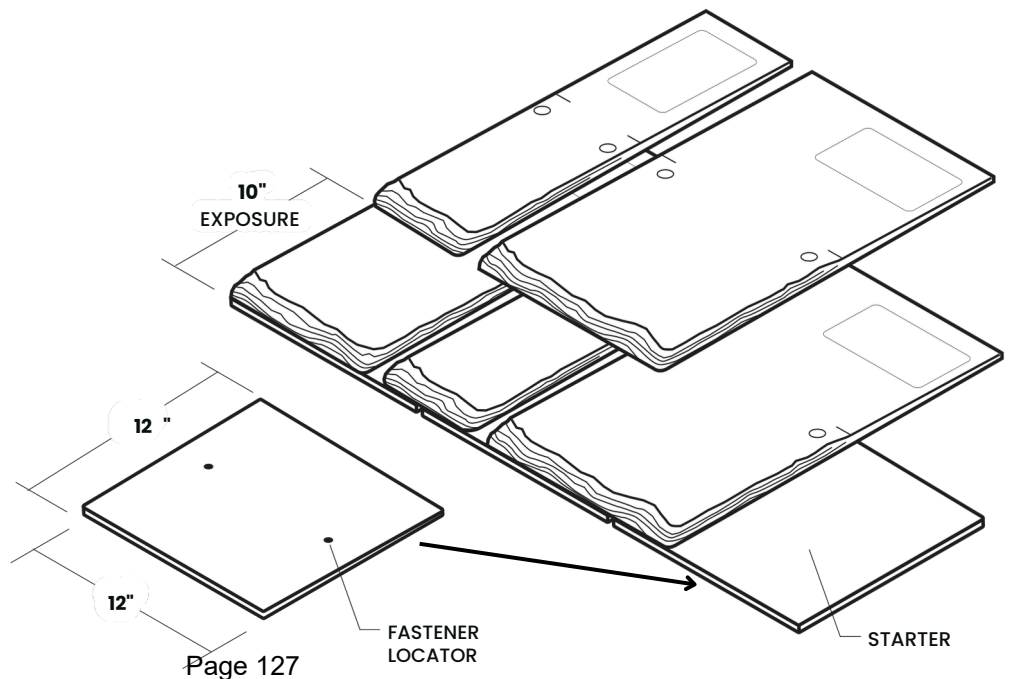
Standard Width Slate

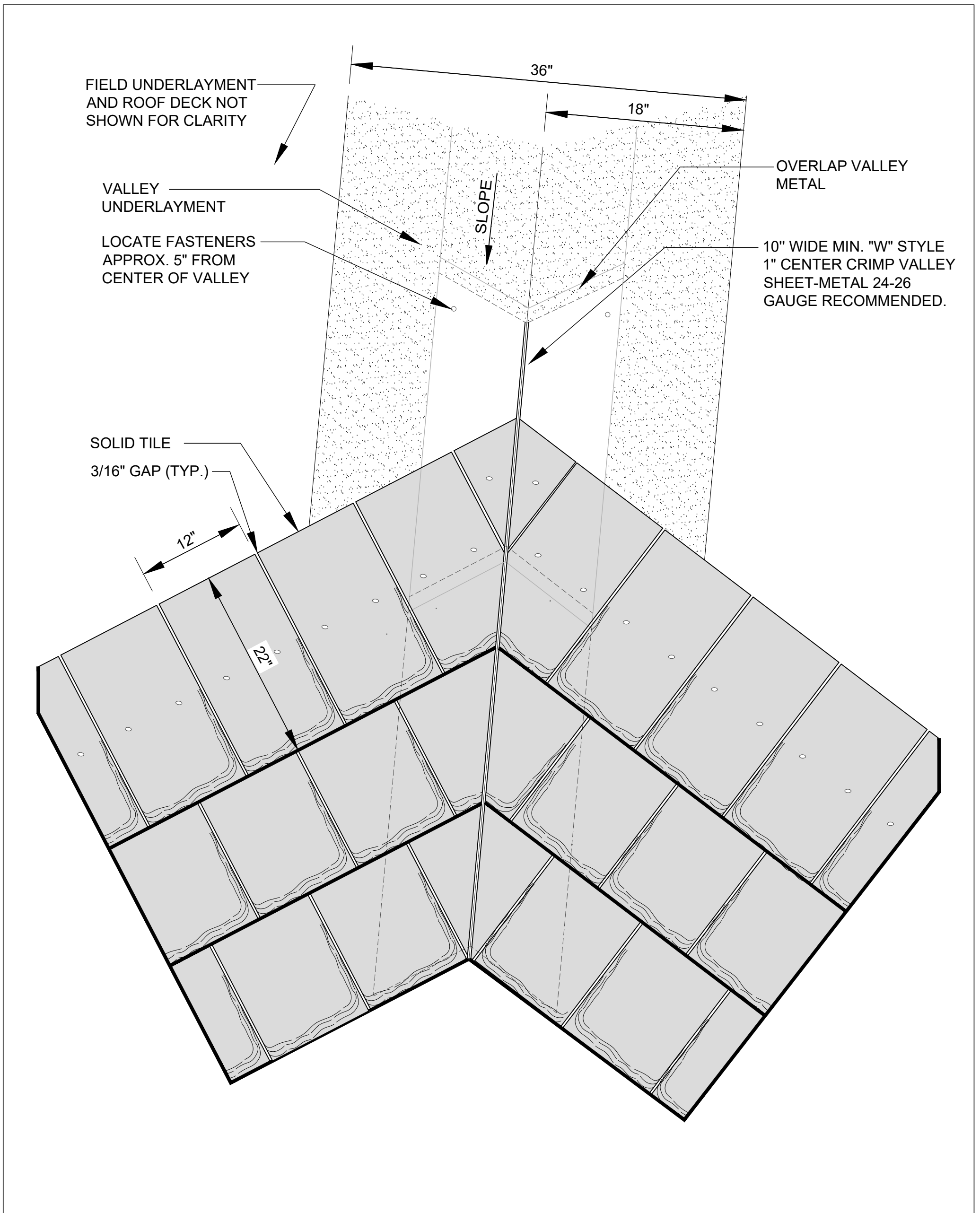


Multi-Width Slate

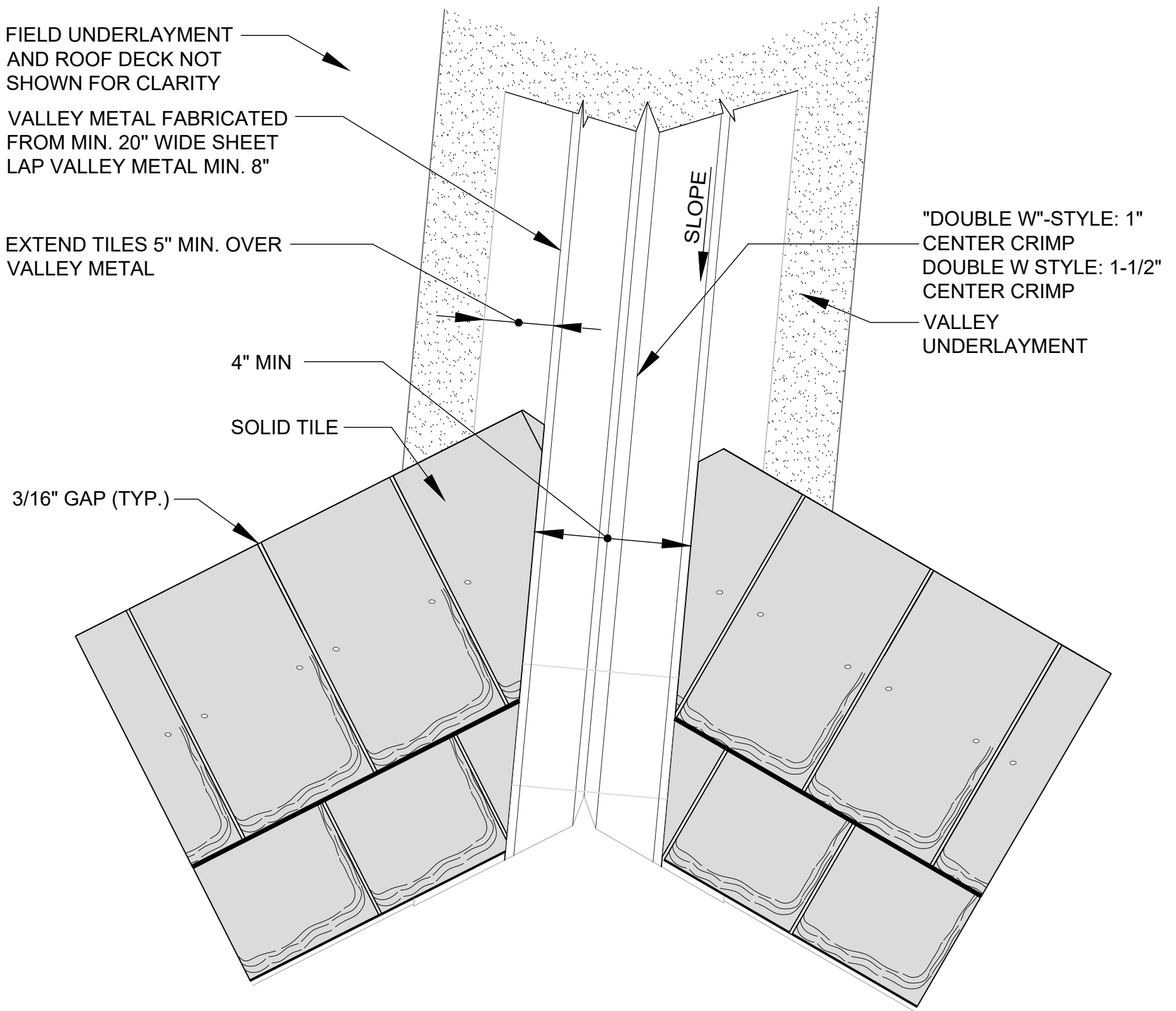
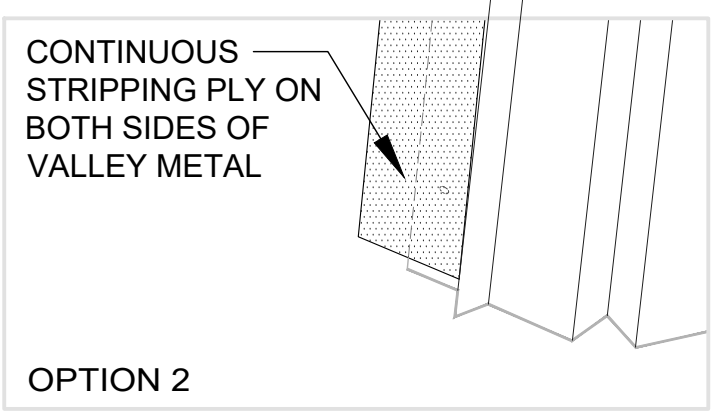
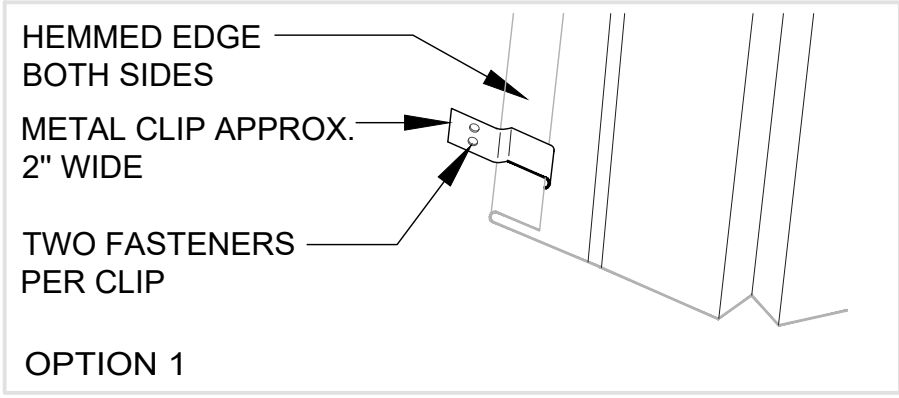


Layout & Exposure





	<p>CLOSED VALLEY</p> <p>BRAVA SLATE</p>	DETAIL NO.
		<p>BS-1</p> <p>NOT DRAWN TO SCALE</p>



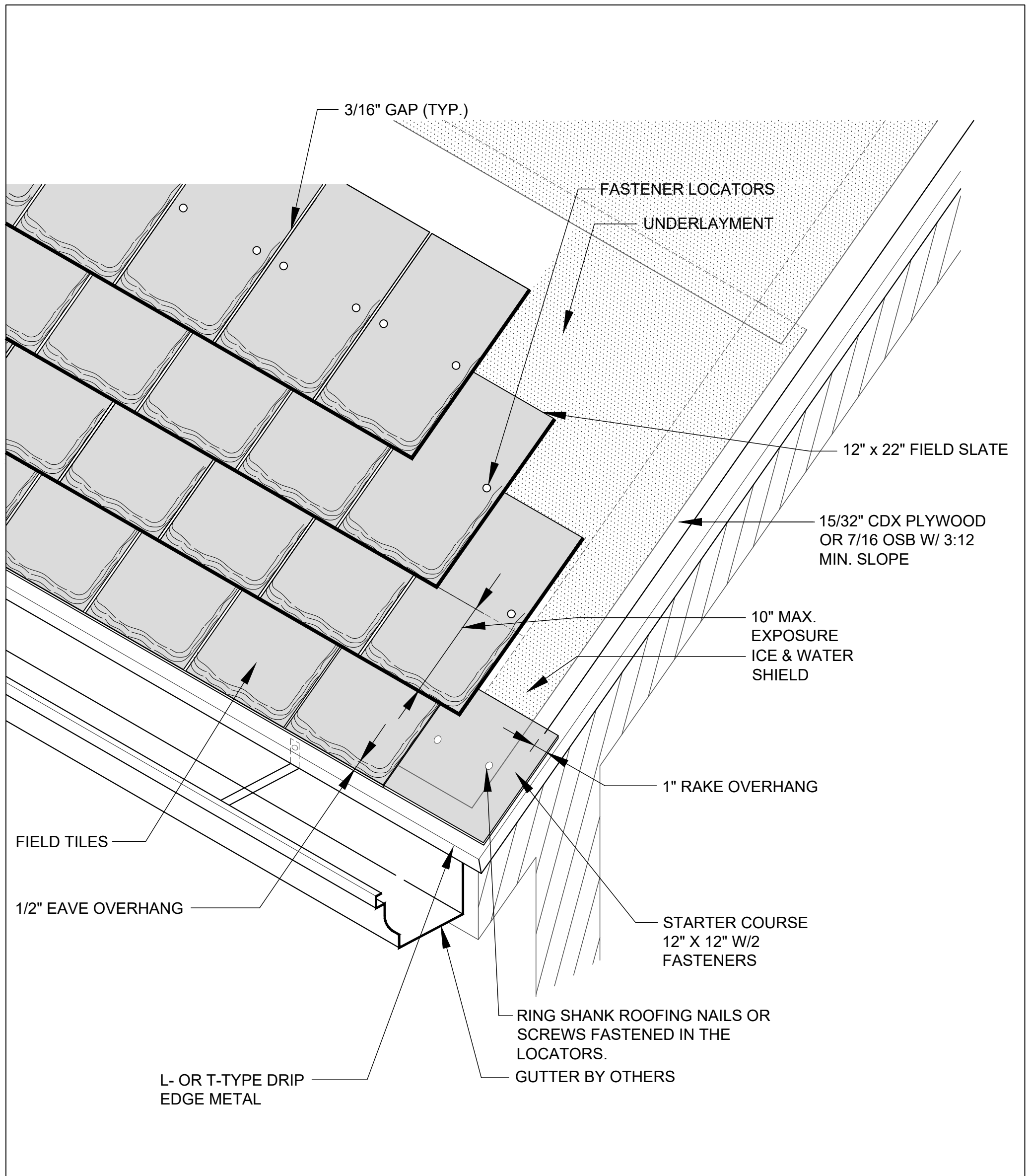
OPEN VALLEY DETAIL

BRAVA SLATE

DETAIL NO.

BS-2

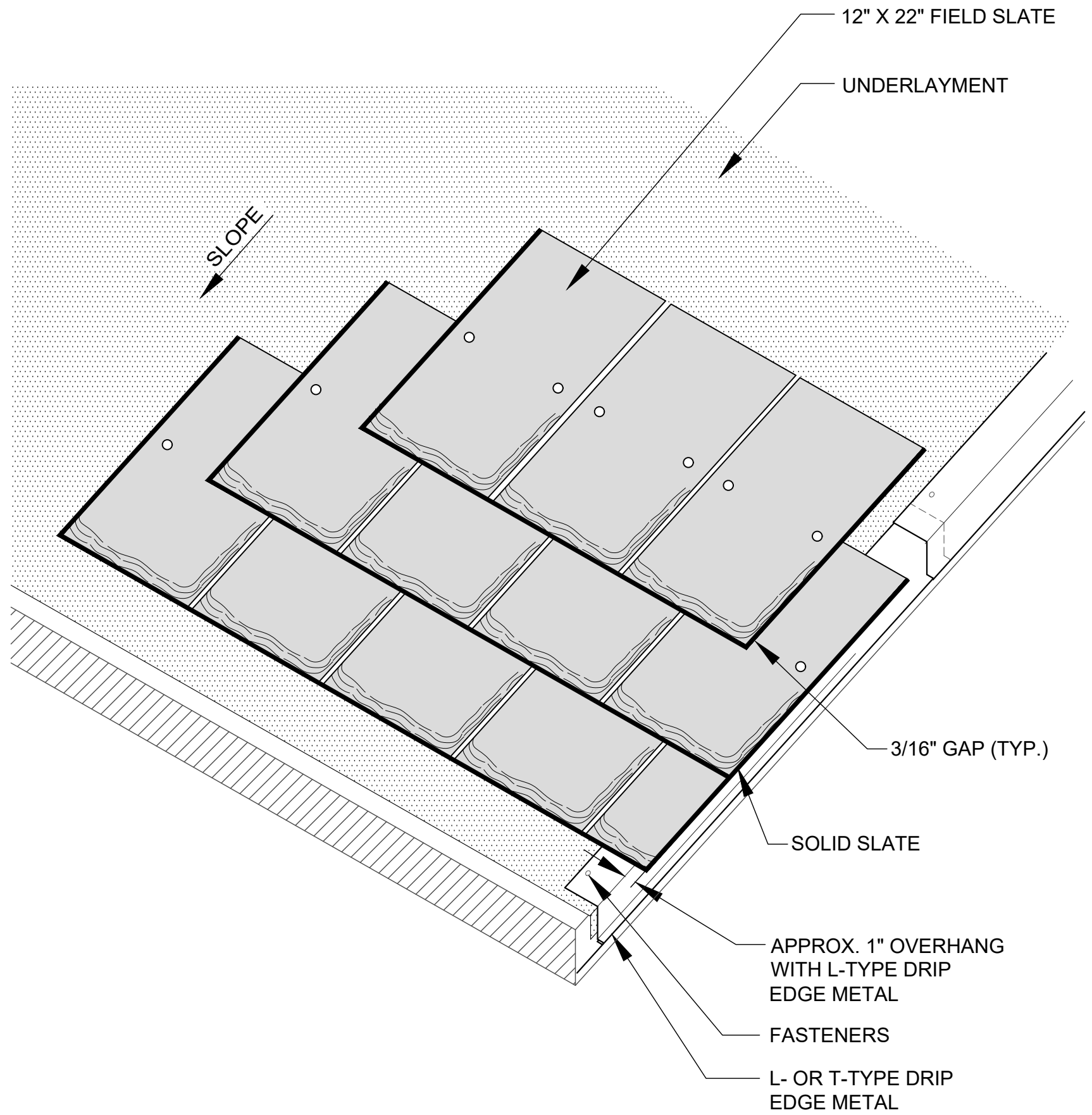
NOT DRAWN TO SCALE




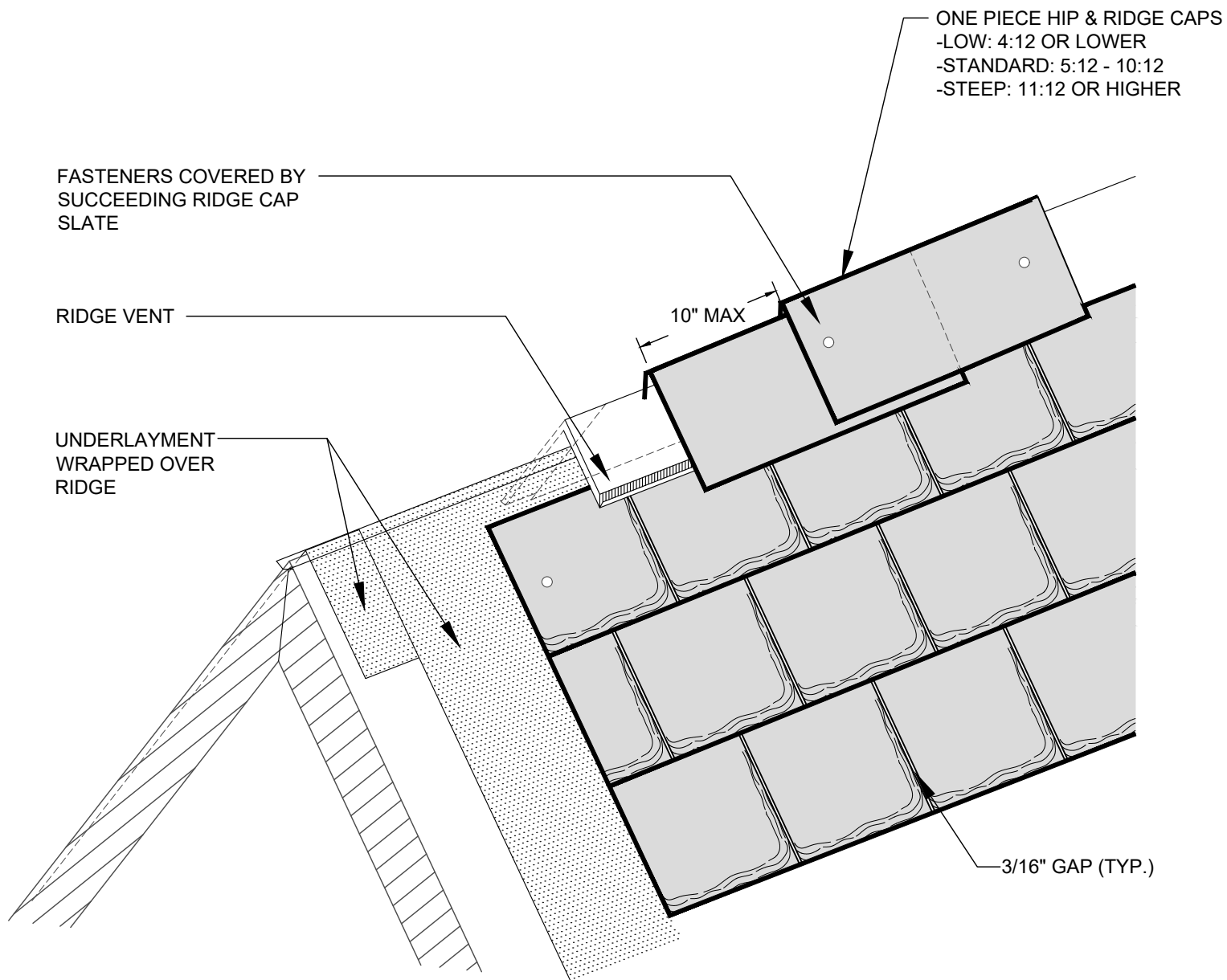
NOTES:

1. THIS DETAIL SHOWS ONE TYPE OF GUTTER SUPPORT. GUTTER SECUREMENT AND SUPPORT OPTIONS VARY.
2. SOLID SLATE RECOMMENDED AT RAKE EDGES AND VALLEYS.

	EAVE WITH GUTTER DETAIL	DETAIL NO.
	BRAVA SLATE	BS-3
		NOT DRAWN TO SCALE



	<h1>RAKE DETAIL</h1>	DETAIL NO.
		BS-4
	BRAVA SLATE	NOT DRAWN TO SCALE



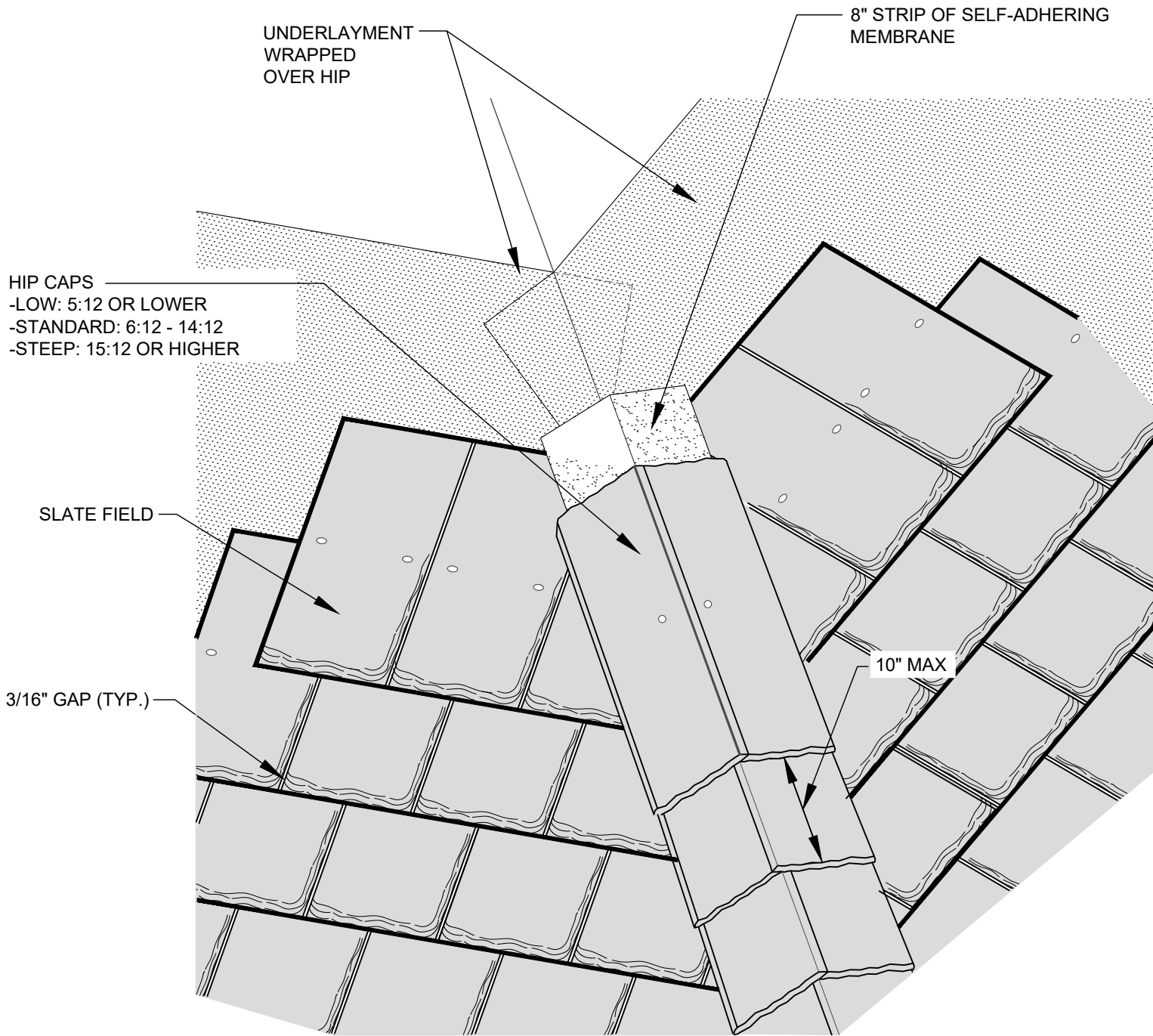
RIDGE DETAIL

BRAVA SLATE

DETAIL NO.

BS-5

NOT DRAWN TO SCALE



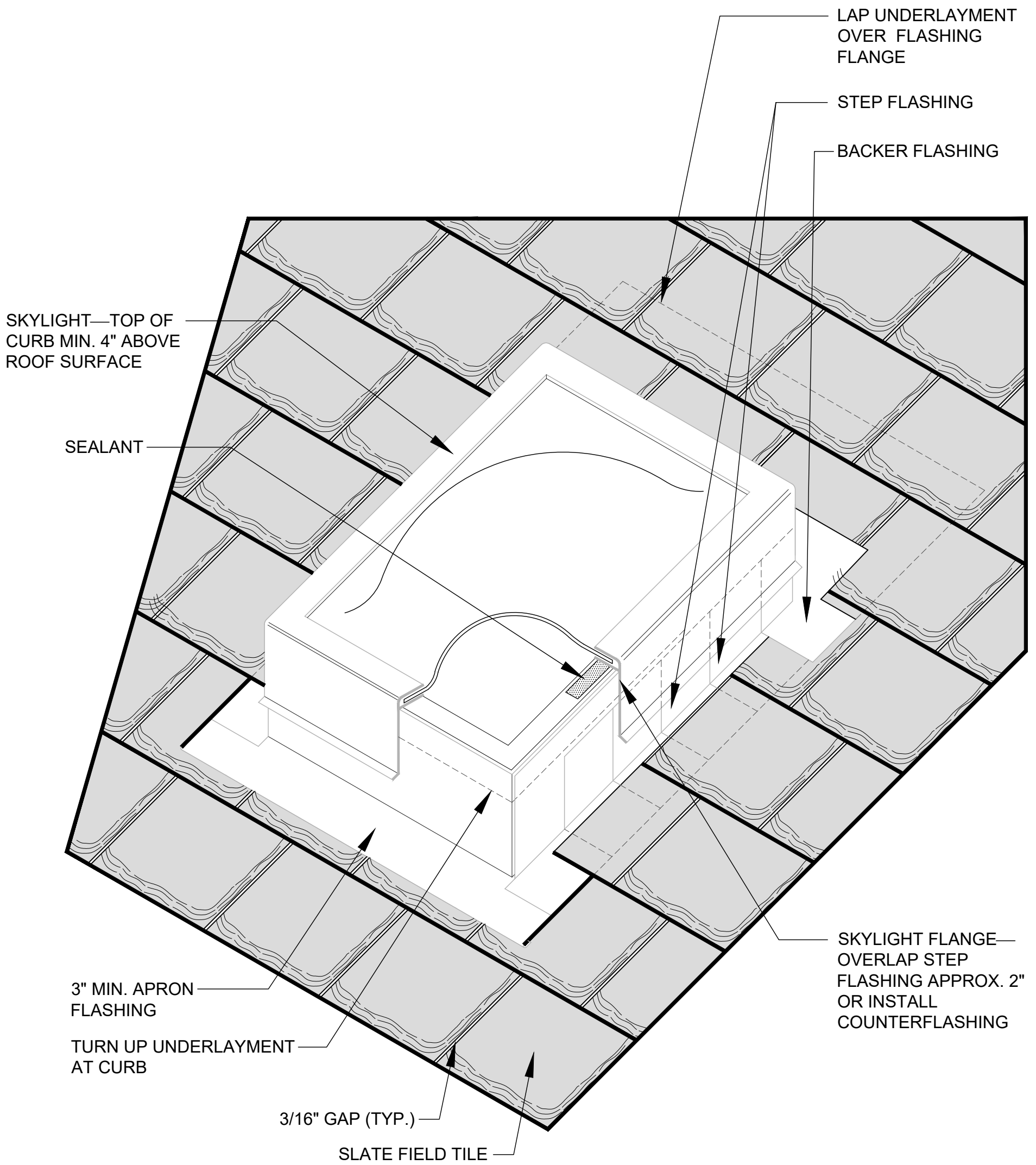
HIP DETAIL

BRAVA SLATE

DETAIL NO.

BS-6

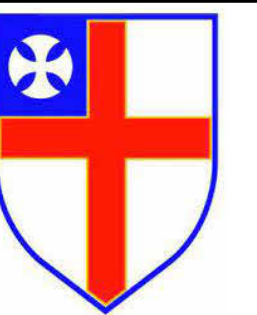
NOT DRAWN TO SCALE



NOTES:

- 1. INSTALL CRICKET AT SKYLIGHTS WIDER THAN 30 INCHES.

	CURB-MOUNTED SKYLIGHT	DETAIL NO.
	BRAVA SLATE	BS-12
		NOT DRAWN TO SCALE



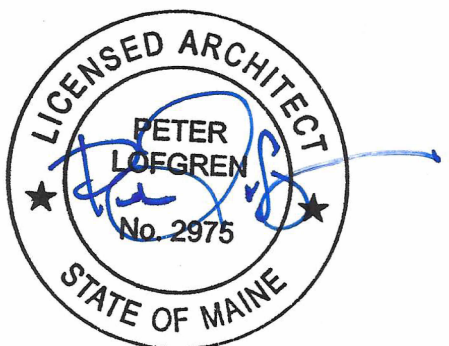
**St. Paul's Church
Rectory Renovation**

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OWEN HASKELL, INC.
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390 US RT 1
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FALMOUTH ME 04105
207.774.0424



**RECTORY RENOVATION
HISTORIC
24 FEB 2026
No**

NO.	DATE	DESCRIPTION

DRAWING NAME:

GUTTER DETAILS

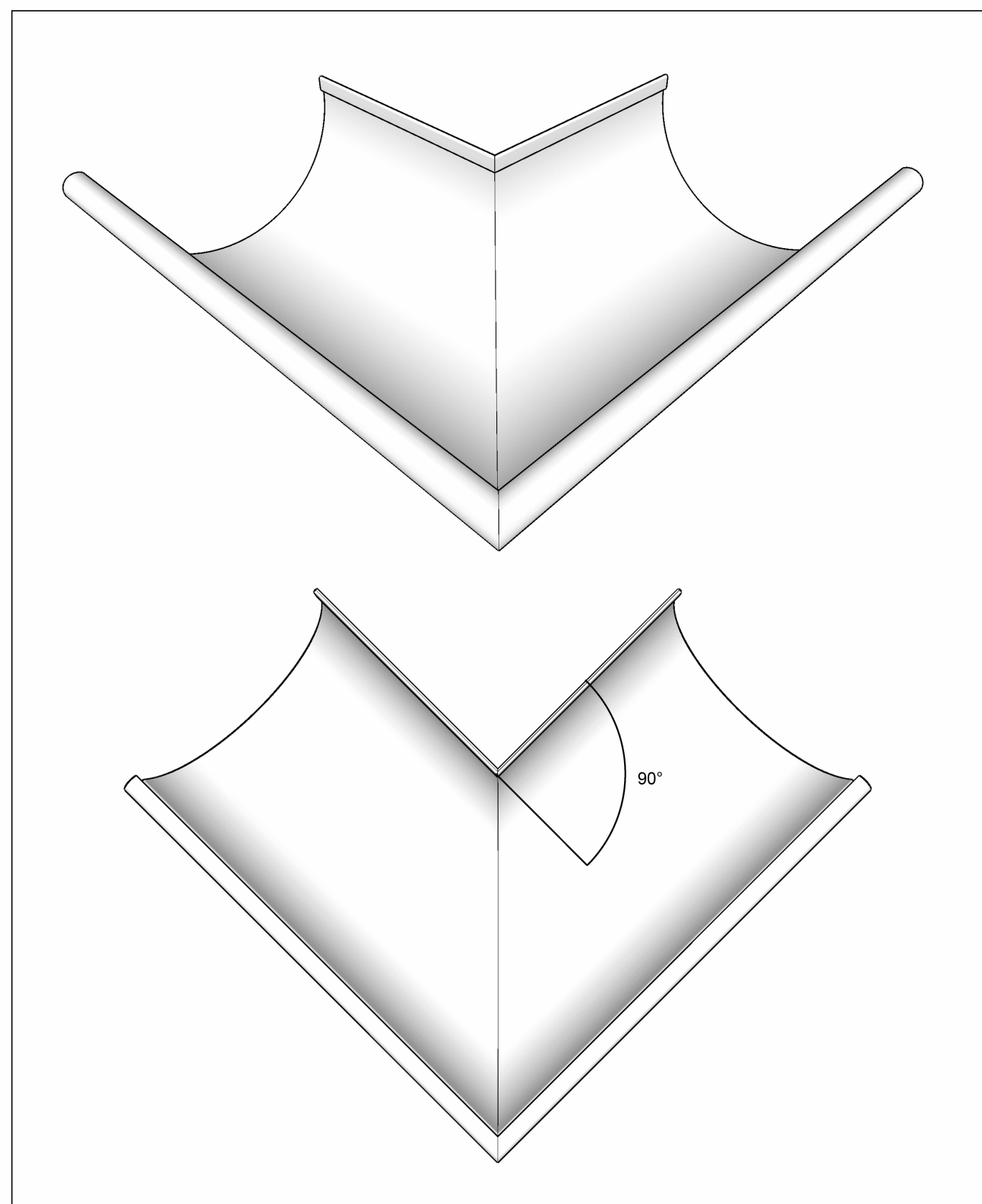
DATE:

SCALE:

PROJECT NUMBER: 2301.00

DRAWING NUMBER:

A5.06



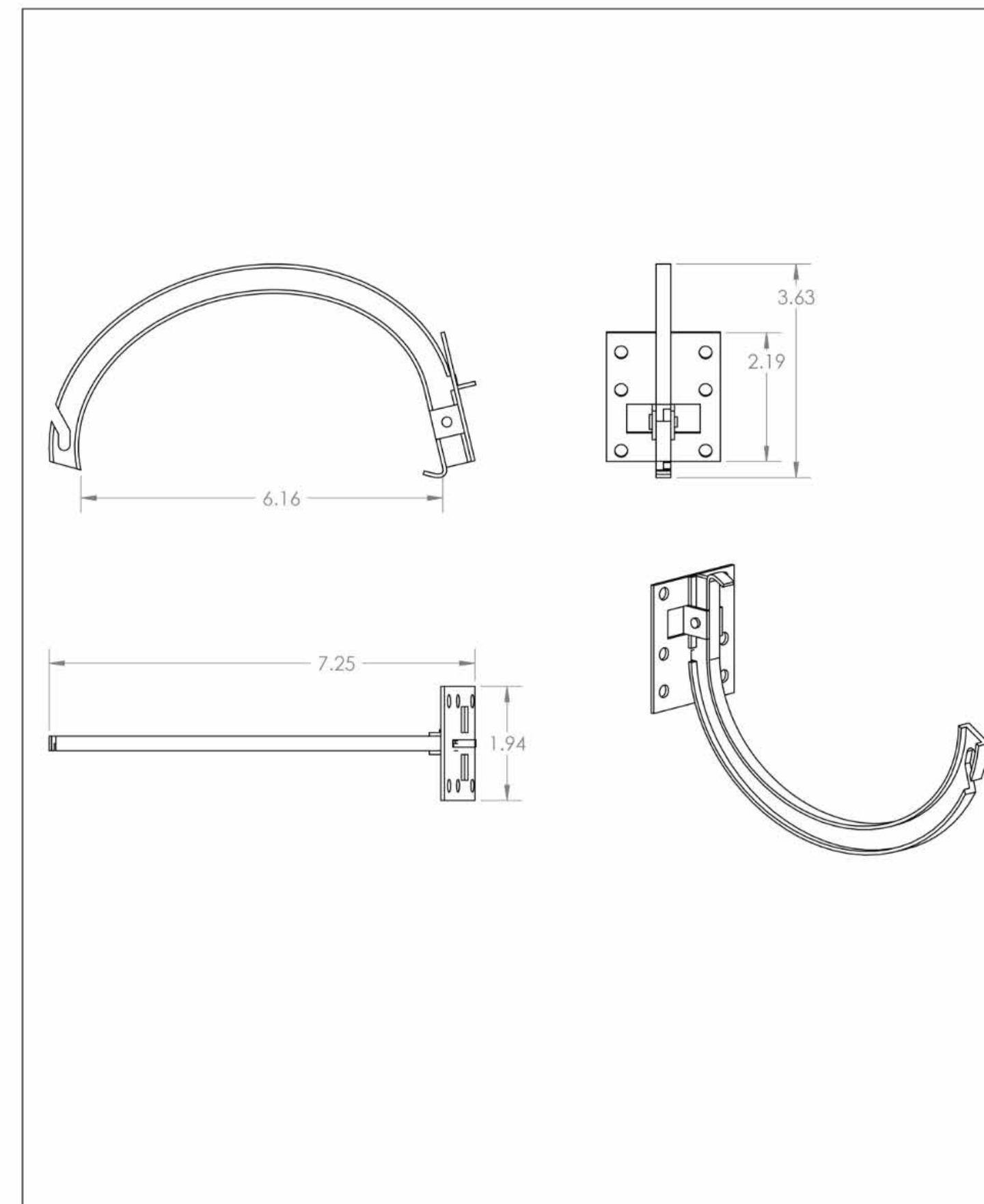
K&M SHEET METAL 1310 E. Cornwallis Rd. Durham, NC - 27713
P: (919) 544-8887 F: 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

90° Half Round Gutter Outside Miter

Angle explanation

NO.	DATE	DESCRIPTION

D 001



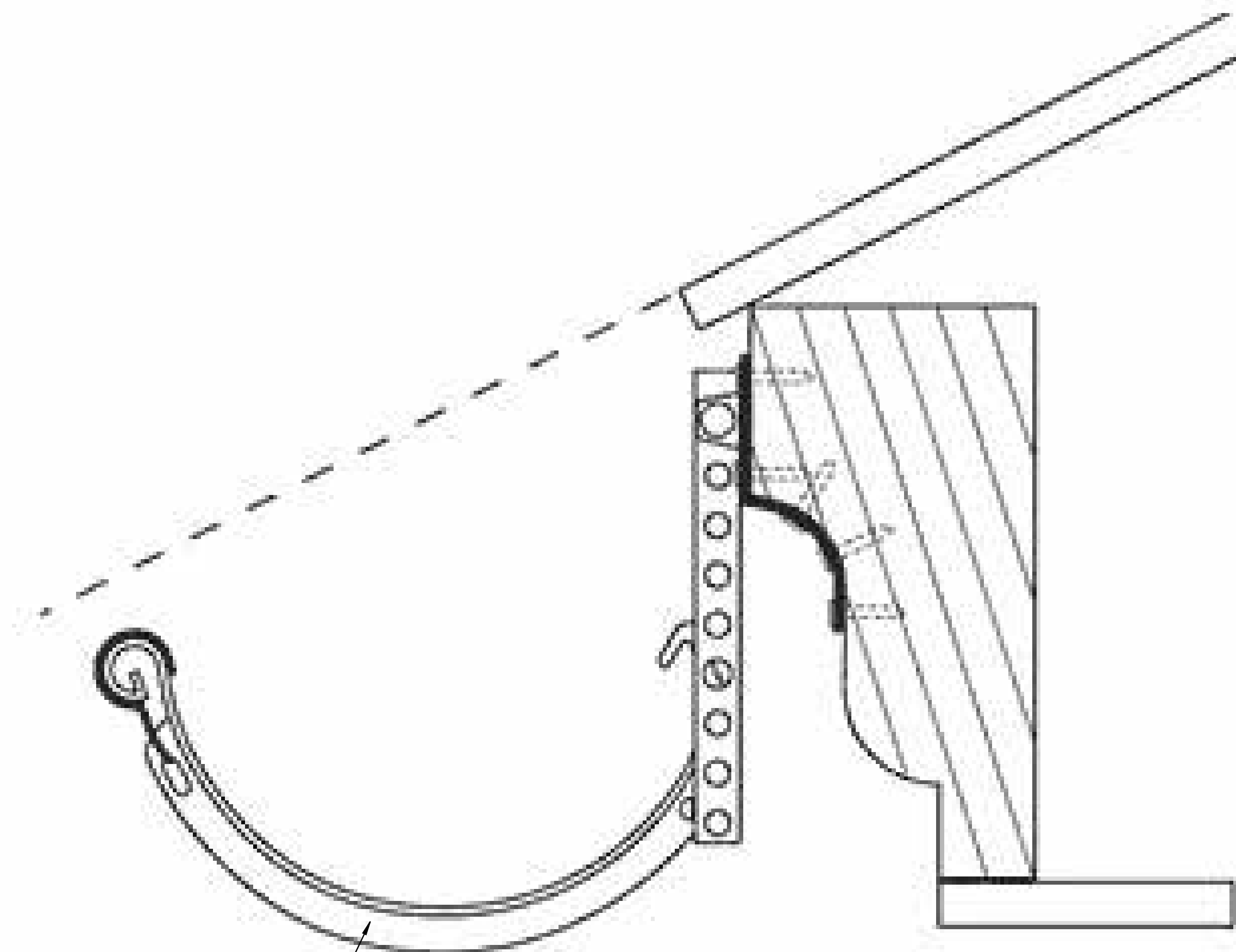
K&M SHEET METAL 1310 E. Cornwallis Rd. Durham, NC 27713
P: (919) 544-8887 F: 544-8898
info@kmsheetmetal.com - www.kmsheetmetal.com

#10 Combo Hanger

6" Half Round Gutter Hanger

NO.	DATE	DESCRIPTION

D 01



GUTTER SUPPORTS AT 3 FEET ON CENTER TYPICAL

CITY OF PORTLAND
 HISTORIC PRESERVATION BOARD
 NOTICE OF DECISION



PROPERTY OWNER: St. Paul’s Parish Church (“Applicant”)
 PROPERTY LOCATION: 279 Congress Street (“Property”)
 PROJECT ID: HP-00061-2026
 HISTORIC DESIGNATION(S): Local Landmark in the India Street Historic District

FINDINGS OF FACT & CONCLUSIONS OF LAW

1. On February 23, 2026, the Applicant applied for approval of replacement of roofing, with a change in material at the Property.
2. Pursuant to subsection 16.5.2 of the City of Portland Land Use Code (“Land Use Code”), the application required review and approval by the Historic Preservation Board (“Board”) against the standards for review of subsection 16.6 (“Standards”).
3. On April 15, 2026 the Board held a Public Hearing to review the application for replacement of the rectory roof with a new material at the property under HP-00061-2026.
4. Based on the written materials, oral testimony, staff memoranda, and public comment received during the public hearing held on April 15, 2026, the Board finds as follows:

Subsection 16.6.3 - Standards for review of alterations to contributing properties:

Standard A. Compatible use	
When the use of a property is being changed, every reasonable effort shall be made to minimize the alteration of the character-defining features of the building, structure, object, or site.	
Standard Met?	Staff Comments
YES	The applicant provided a cover letter and drawings to demonstrate that the use of the rectory is not being changed. Additionally, the Board notes that the existing asphalt roofing is not an original material and is not a character-defining feature. Thus, the Board finds this standard has been met.

Standard B. Retain historic features
The distinguishing original qualities or character of the building, structure, object, or site shall be retained and preserved. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

Standard Met?	Staff Comments
YES	The applicant provided a project description, drawings, and photos which together with staff research demonstrate that the existing roofing material is not original. Additionally, the Board notes that no other distinctive, historic architectural features are being removed or altered. Thus, the Board finds this standard has been met.

Standard C. Historical accuracy	
The building, structure, object, or site shall be recognized as a product of its own time, place, and use. Alterations that have no historical basis or create a false sense of historical development, such as adding conjectural features or elements from other properties, shall not be undertaken.	
Standard Met?	Staff Comments
FOR BOARD DISCUSSION	The applicant provided a project description, photos, and drawings to demonstrate that installing a roof that appears to be slate would yield a building with a roof compatible with the adjoining church and with the period and style of the architecture. Staff notes there is no evidence that the roof of the rectory has ever been covered with slate (the original roof appears to have been wood shingles, according to Sanborn maps.) The applicants have pointed out that a house at 387 Spring Street, designed by a different architect two decades before the rectory is nonetheless in a very similar style, and it provides visual evidence of the compatibility of a slate roof with the rectory's style and period. The Board should discuss whether this standard has been met.

Standard D. Acquired significance	
Changes which may have taken place in the course of time are evidence of the history and development of the building, structure, object, or site. Changes that have acquired significance in their own right shall be retained and preserved.	
Standard Met?	Staff Comments
YES	The applicant provided a project description and drawings, which together with staff research demonstrate that the replacement of the original roof with the existing asphalt roofing is the primary past change that has affected the roof of the rectory. Additionally, the Board notes that it does not find that the asphalt roof is a change that has acquired significance. The Board further finds no other previous changes to the rectory that have acquired significance are being altered or removed. Thus, the Board finds this standard has been met.

Standard E. Distinctive features	
Distinctive features, finishes, and construction techniques or examples of skilled craftsmanship which characterize the building, structure, object, or site shall be retained and preserved.	
Standard Met?	Staff Comments
YES	The applicant provided a project description, and drawings to demonstrate that no distinctive features, finishes, construction techniques, or examples of

	skilled craftsmanship are being removed or altered. Thus, the Board finds this standard has been met.
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Standard F. Repair rather than replace	
Deteriorated historic features shall be repaired rather than replaced wherever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the feature being replaced in composition, design, texture, and other visual qualities and, where possible, materials. Repair or replacement of missing historic features should be based on accurate duplications of features, substantiated by documentary, physical, or pictorial evidence.	
Standard Met?	Staff Comments
FOR BOARD DISCUSSION	The applicant provided a project description, drawings, and photos which, combined with staff research demonstrate that no significant historic features are proposed to be replaced. The Board notes that the proposed roof is not therefore required to bear a strong visual resemblance to the existing asphalt roof. The applicants point out that although slate has never covered the rectory in the past, slate roofing is visually compatible with the adjoining structure, and the proposed material exhibits a fairly strong resemblance to natural slate. The Board should discuss whether this standard has been met.

Standard G. Surface cleaning	
The surface cleaning of the building, structure, or object, if appropriate, shall be undertaken with the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be undertaken.	
Standard Met?	Staff Comments
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the applicant provided a project description and plans to demonstrate that no surface cleaning is planned.

Standard H. Archaeological resources	
Every reasonable effort shall be made to protect and preserve significant archaeological resources affected by or adjacent to any project. If resources must be disturbed, mitigation measures shall be undertaken.	
Standard Met?	Staff Comments
NOT APPLICABLE	The Board finds this standard is not applicable to the proposed scope because the India Street Historic District designation materials do not identify significant archaeological resources on this site.

Standard I. Differentiation and contemporary design	
Alterations and additions shall not destroy the character-defining features of the building, structure, object, or site. New work shall be differentiated from the old and shall be compatible with the size, scale, color, material, and character of the building, structure, object, or site.	

Contemporary design for alterations and additions shall not be discouraged when such alterations and additions do not destroy significant materials or features that characterize the building, structure, object, or site.	
Standard Met?	Staff Comments
YES	The applicant provided a project description and plans to demonstrate that although the proposed roof is not a similar material to the original rectory roof, it is compatible with the historic character of the building and the adjoining church. Additionally, the Board notes no character-defining features are being destroyed by the proposed alteration. Thus, the Board finds this standard has been met.

Standard J. Reversibility	
Wherever possible, new additions or alterations to the building, structure, object, or site shall be undertaken in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.	
Standard Met?	Staff Comments
YES	The applicant provided a project summary and plans to demonstrate that only the roof and associated metal caps, valleys, and gutters are to be replaced. Additionally, the Board notes that these elements can be removed and / or replaced in the future without harming the essential form and integrity of the building. Thus, the Board finds this standard has been met.

DECISION

By a vote of ___ to ___, the Board adopts the above findings of fact to support its APPROVAL/CONDITIONAL APPROVAL/DENIAL of application HP-00061-2026 from April 15, 2026.

Brad Miller, Chair

Date

**STAFF MEMORANDUM
HISTORIC PRESERVATION PROGRAM
PLANNING AND URBAN DEVELOPMENT**



TO: Chair Miller and Members of the Historic Preservation Board
FROM: Evan R. Schueckler, Historic Preservation Program Manager
DATE: April 10, 2026
RE: 30 Atlantic Street – FIRST WORKSHOP – New Construction
PROJECT ID: HP--00068-2026
MEETING: April 15, 2026

Owner: Brooke Chornyak and Dylan Jones
Architect: Lauren Rosenberg, Lauren Rosenberg Architect, LLC

A sign announcing the Historic Preservation Board’s meeting on April 15, 2026 was posted at the property on April 3, 2026, and 28 notices were sent to neighboring property owners within 100 feet of the subject property.

PROJECT SCOPE

Construct new two-story gable-roofed single-family house with associated gable-roofed garage.

House Dimensions:

Overall Height: ~29’ 6”
 Footprint: ~87’ X 22’ 6”

Garage Dimensions:

Overall Height: ~14’
 Footprint: ~13’ X 24’

Material Specifications:

	House	Garage
Foundation	Concrete	Concrete
Siding	“Masonry tile” & cedar	Cedar
Trim	Not specified	Not specified
Roofing	Standing seam metal	Standing seam metal
Windows	Aluminum-clad wood	Aluminum-clad wood
Doors	Not specified	Not specified

SUMMARY OF HISTORIC CONTEXT

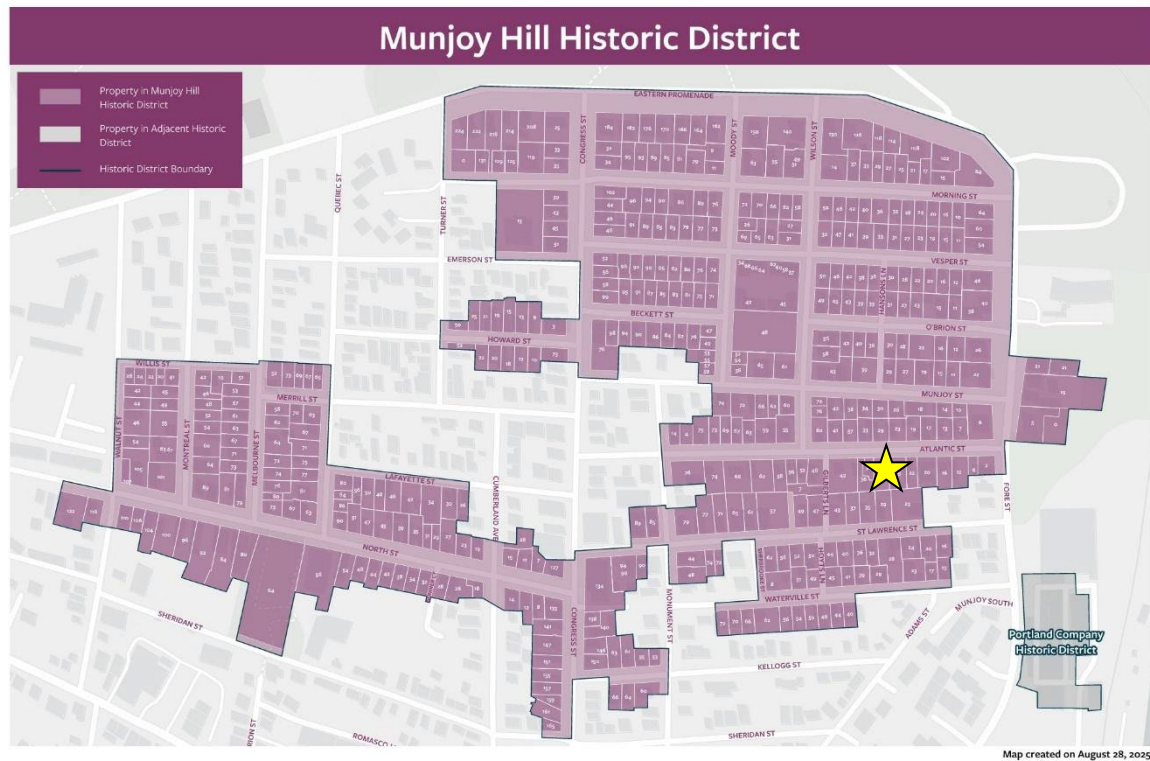


Figure 1: Map of the Munjoy Hill Historic District showing location of 30 Atlantic Street with yellow star.

Munjoy Hill is a dense historic neighborhood with a blend of vernacular, working-class architecture and a number of grand, high-style houses which primarily face onto the Eastern Promenade. There are also a small number of commercial and institutional buildings scattered throughout.

Early in Portland's development, Munjoy Hill was sparsely populated with only a few houses located at the western base of the hill, closer to the waterfront. Other than the area occupied by the Portland Observatory and its attendant structures (constructed in 1807), the majority of the Hill was privately maintained as open-space for the pasturing of cows. The original Tukey's Bridge, constructed in 1796, connected the eastern end of the Portland peninsula to the mainland and prompted the laying out of Washington Avenue. Development on the hill remained slow-going early in the nineteenth century. Regardless, in 1836 the City of Portland purchased the lands along the edge of the peninsula that would eventually become the Eastern promenade in response to the increasing development. The earliest houses, of which only a few survive, were generally very modest one- to two-story wood-frame capes.



Figure #: An example of an early, though somewhat altered, cape type house, which would have been common in the early- to mid-nineteenth century (7 Lafayette Street).

Development picked-up pace in the mid-nineteenth century with the founding of the Atlantic and St. Lawrence Railroad in 1845 and the Portland Company in 1847. Jobs at the Portland Company in particular, at the base of Munjoy Hill and along the waterfront, created the need for working-class housing in close proximity. The undeveloped tracts on Munjoy Hill provided ample space for that growth. Homes from the mid nineteenth century were often built in the vernacular Greek Revival style, featuring highly symmetrical façades and austere classically-inspired details.



Figure #: An example of a more ornate asymmetrical gable-fronted Greek Revival (8 Sherbrook Street).

In the aftermath of the Great Fire of 1866, Portland found itself in dire need of additional housing and significant development occurred on Munjoy Hill. This was fueled by subdivision of the remaining large tracts of land and the arrival of horse-drawn (and later electric) streetcars, which made the easternmost ends of the peninsula easily accessible to downtown Portland. In

this late-nineteenth century era, the scale of buildings increased, with many two- to three-family Italianate and Second Empire structures being built. This dense mode of development was further fueled by an influx of immigrants in the early-twentieth century. The demand for housing led to the advent of the now ubiquitous triple-deckers which dominate the easternmost ends of Munjoy Hill. These large frame structures can be found dressed in various architectural styles that were popular from the 1880s into the 1910s.



Figure #: A typical street showing examples of triple-deckers and Italianate duplexes (82, 84, 86, & 88 Beckett).

This same era also saw increased interest in the expansive views and beauty of the Eastern Promenade by Portland's wealthiest residents. A number of grand single-family homes were built along the Promenade in the Italianate, Second Empire, Shingle, and Queen Anne styles. This development in the very early-twentieth century solidified the Eastern Promenade streetscape as we know it today.



Figure #: An example of grand Queen Anne style house facing onto the Eastern Promenade (140 Eastern Promenade).

Munjoy Hill has a long history of development and features highly varied architectural expressions across buildings. Many buildings also feature historical alterations, as past owners tried to update Capes or Greek Revival houses with Italianate or Queen Anne details, creating varied and dynamic layers of history. Regardless of this diversity, there are a handful of unifying features within the district. Construction is primarily of wood frame over brick or stone foundations, with only a handful of primarily brick structures. Structures are typically independent, but constructed densely, with tight driveways and side yards. Front yards are typically extremely shallow, with proximity to the sidewalk being prioritized even on large lots. Projecting bay windows or entry porches are often used to create additional variety along the sidewalk. Windows are predominantly vertically oriented with varied placement on front and side elevations.

The immediate vicinity of the proposed development is highly eclectic, reflecting the overall diversity of the district's architecture. There are several one-and-a-half story structures along Atlantic, with 48 Atlantic being the most architecturally spectacular of them. Two-and-a-half-story Greek revival and Italianates predominate, with a few second empire houses, triple-deckers, and larger multi-unit buildings intersperse.



Figure 4: 2023 google street views showing 48 Atlantic Street (left image, left), a spectacular low-scale Italianate house next to 52 Atlantic (left image, right), a typical two-and-a-half-story Italianate house. 29 and 23 Atlantic (right image, left to right) are examples to austere two-and-a-half-story Greek revivals.



Figure 5: 2023 google street views showing 28 Atlantic Street (left), an example of high-style triple decker, and 55 Atlantic, an early fully brick three-story apartment built.

Additional information on the Munjoy Hill Historic District can be found on the city website: <https://www.portlandmaine.gov/1548/Historic-Designations>

STAFF COMMENTS

Generally, the overall size and form of the proposed house fits well within the range of sizes and forms found in the Munjoy Hill Historic District. Narrow, gable-fronted single- to three-family homes are a common typology. In the case of this project, the applicant is emulating those typologies in a very simple, contemporary design. While the size and form of the proposed structure is readily compatible, the Board should consider how several key elements relate to the context.

First, the Board should consider how the proposed pattern of fenestration, in particular at the front façade, relates to the patterns of the district. The groupings of windows, such as are proposed at the north corner of the house, are atypical of the context except for around bay windows or other projections. The applicant has proposed a change in material at this area, which is reminiscent of projecting bays; however, no shift in wall plane is proposed. Additionally, the stand-alone windows at the front of the building are proposed to be shorter than the others. Staff would recommend consideration of whether it would be more appropriate for a consistent window height across the front façade.

Second, the Board should consider the placement and character of the proposed building’s primary entrance. As proposed, the design seems to obscure the primary entrance, especially given how far it is set back from the street and that it is hidden by a solid 6' solid privacy fence. Generally, front doors are quite prominent, most commonly being located on the front of the building, facing the street. Even in the not uncommon cases where front doors are located on side elevations, they are typically called out through open porches that extend to the front

facade or through prominent hoods or porches. Staff would recommend that the Board consider whether the proposed entrance follows the patterns of entrance placement. If not, staff would recommend exploring options to make the entrance more prominent such as bringing the front entrance closer to the front of the building, incorporating a porch or covered entry that extends much closer to the street, or the use of a lower and more transparent fence to make the entrance more prominent to the street. The Board should consider examples of other side-facing or setback entries provided by the applicant.

Third, the proposed tile cladding material is a new material that has not previously been reviewed. The use of a masonry tile cladding does not have a direct precedent in the historic context, but it does have a visual relationship with wood shingle siding, which is a common material within the Munjoy Hill Historic District. The applicant is also proposing to use vertical wood siding in selective areas of the house and on the garage. While wood siding is a common material in the district, vertically oriented siding is less common, though it does help to differentiate the building as a contemporary intervention. The Board should consider whether the proposed cladding materials are sufficiently contextual to the Munjoy Hill Historic District.

ANALYSIS OF APPLICABLE REVIEW STANDARDS

Subsection 16.6.4 - Standards for review of additions and new construction:

Standard A. Scale and form	
<u>1. Height</u>	
The height of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed two-story height for the house is typical of the Munjoy Hill Historic District. The proposed single-story height for the garage is typical of the Munjoy Hill Historic District.
<u>2. Width</u>	
The width of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed widths of the house fits within the range of building widths found in the Munjoy Hill Historic District. The proposed widths of the garage, which is narrower than the house, fits within the range of garage widths found in the Munjoy Hill Historic District.

3. Proportion of principal facades	
The relationship of the width to the height of the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed vertically proportioned façades are typical of the Munjoy Hill Historic District.
4. Roof shape	
The roof shape of the addition or new construction shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
Yes	The proposed gabled roofs are typical of the Munjoy Hill Historic District.
5. Scale	
The size and mass of the addition or new construction in relation to open spaces, windows, doors, porches, and balconies shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation when viewed from any street or public open space.	
Standard Met?	Staff Comments
For Board Discussion	The Board should discuss the relationship between the overall buildings and the openings and open spaces around them.

Standard B. Composition of principle facades	
1. Proportion of openings	
The relationship of the width to height of windows and doors shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The house is proposed to have vertically-proportioned windows, as are typical of primary buildings in the Munjoy Hill Historic District. The garage is proposed to have a slightly horizontally-proportioned door, as is also typical of garages in the Munjoy Hill Historic District.
2. Rhythm of solids to voids	
The relationship of solids to voids in the principal facades shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
For Board Discussion	The house is proposed to have a primarily solid façade, with large windows regularly arranged as is typical of the Munjoy Hill Historic District, though a group of windows is proposed to be located at one of the front corners. Groupings of windows are sometimes found, especially around projecting bays. The Board should discuss whether the rhythm of solids and voids on the house is appropriately contextual to the Munjoy Hill Historic District. The garage is proposed to have a single door that occupies the majority of the front façade, as is typical of garages in the Munjoy Hill Historic District.

3. Rhythm of entrances, porches, and other projections or recesses	
The relationship of entrances, porches, and other projections or recesses to sidewalks shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
For Board Discussion	The house is proposed to have a primary entry access from the side of the building, set well back from the street. Most buildings in the Munjoy Hill Historic District have primary entrances on the front of the building. It is also not uncommon for buildings to have entrances located on their side facades; however, in these instances the entrances are often highlighted with distinctive entry surrounds or porches that extend to the street. The Board should discuss whether the proposed entrance placement and design is sufficiently compatible with the pattern of entrances in the Munjoy Hill Historic District. The garage is proposed to have a single car-door facing the street and a single person-door on the side as is typical of garages in the Munjoy Hill Historic District.
4. Relationship of materials	
The relationship of the color and texture of materials (other than paint color) of the principal facades shall be visually compatible with the predominant materials used on the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
For Board Discussion	The house is proposed to be clad primarily in a masonry tile laid in a regular shingle pattern. This particular material is not found in the Munjoy Hill Historic District; however, it does emulate the scale, pattern and texture of wooden shingles which are common throughout the district. A vertical cedar siding around a corner grouping of windows on the primary house and to clad the garage. Vertical siding is not typical of the context, but the wood scale and material have a relationship with the wooden clapboard siding typical of the Munjoy Hill Historic District. It is also common for houses to exhibit a change in material around projecting bays. The Board should discuss whether the palette and arrangement of materials are sufficiently compatible with the Munjoy Hill Historic District.

Standard C. Relationship to street	
<u>1. Walls of continuity</u>	
Facades and site features, such as masonry walls, fences, and landscape masses, shall, when it is a characteristic of the context, form cohesive walls of enclosure along the street to ensure visual compatibility with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
Yes	The front façade of the house is proposed to align with the front facades of adjacent structures while maintaining a small side yard to the south and a wider yard for the driveway and garage to the north. The garage is proposed to be set well back from the street as is typical of accessory structures. This reinforces the diffuse but consistent street wall typical of the Munjoy Hill Historic District.
<u>2. Rhythm and spacing along streets</u>	
The relationship of the addition or new construction to the open space between it and adjacent buildings, structures, objects, or sites shall be visually compatible with the contributing buildings, structures, objects, and sites of the historic designation.	
Standard Met?	Staff Comments
For Board Discussion	The placement of the house is proposed to maintain a narrow side yard to the south, and a wider side yard to the north. Many streets in the Munjoy Hill Historic District maintain a very regular pattern of structures and spaces, with narrow yards for driveways to the side of each house, though the district does exhibit some variety in the widths and placement of side yards. The Board should discuss whether the proposed placement of the structures and side yards are compatible with the Munjoy Hill Historic District.
<u>3. Directional expression of principal facades</u>	
The addition or new construction shall be visually compatible with the directional character of the contributing buildings, structures, objects, and sites of the historic designation, whether this be vertical character, horizontal character, or nondirectional character.	
Standard Met?	Staff Comments
Yes	The house is proposed to have a vertical proportions and siding with a predominantly horizontal expression. This mixed directional expression is typical of structures in the Munjoy Hill Historic District.

4. Streetscape, pedestrian improvements

Streetscape and pedestrian improvements and any change in the appearance thereof located adjacent to any addition or new construction shall not be incongruous with the contributing buildings, structures, objects, and sites of the historic designation.

Standard Met?	Staff Comments
For Board Discussion	The site is proposed to have a modest front yard for landscaping and single-wide driveway approaching the garage, along with a path leading towards the front door. A solid six-foot-tall fence is proposed between the house and garage blocking views of the primary building entrance. The Board should discuss whether the proposed site improvements along the street, in particular the solid fence in front of the door, are typical of the Munjoy Hill Historic District.

ATTACHMENTS

1. Project Description
2. Drawings

LR

ARC

Re: Project description for Historic Preservation Application Submission

Dear City of Portland Planning and Urban Development Department,

MARCH 23, 2026

The property of 30 Atlantic Street is currently a .12 acre vacant parcel on Munjoy Hill.

The proposed project includes three separate structures: a main house (2983 square feet), detached 1-car garage, and detached sauna pavilion. From the street, the house (the principle structure) is justified on the left side of the property, measuring 18' wide and extending to the rear setback. The house has a strong connection to the street and ensures continuity in the neighborhood. The house has a 9:12 standing seam gable roof. The facades are a combination of masonry tile and vertical cedar boards. The masonry tile is a timeless natural material that has a 100-year warranty and resembles traditional cedar shingles. The vertical boards connect a grouping of windows on the first and second levels, and will be stained to match the masonry tiles.

The staircase on the left-side of the building protrudes out to allow for daylight to be brought into the staircase while maintaining privacy from the adjacent neighbor, and adding architectural interest from the street. The entry shares a similar language, yet by maximizing glazing: this emphasizes the entry, allows light into the house, provides a visual continuity between the front and back yard, and is visible from the street. A flat roof extends over the entry and garage roof, providing a covered "connection" between the house and the garage.

From the street, the garage is justified on the right side of the property and is 13' wide and set back 14'-6" from the house. The garage also has a 9:12 standing seam gable roof. The garage facade will be vertical cedar boards, aligning with the tonality of the main house masonry tile. A sauna pavilion anchors the far right rear of the property, forming a courtyard within the three buildings. The pavilion will also be clad with natural vertical cedar boarding and will be seasonally used. The structure is intended to "float" over the property and fully engage with the designed landscape.

Thank you,
Lauren Rosenberg

30 ATLANTIC STREET

HISTORIC PRESERVATION APPLICATION

04.07.2026

OWNER

Brooke Chornyak and Dylan Jones

ARCHITECT

LR/ARC

LANDSCAPE ARCHITECT

Matthew Cunningham Landscape Design

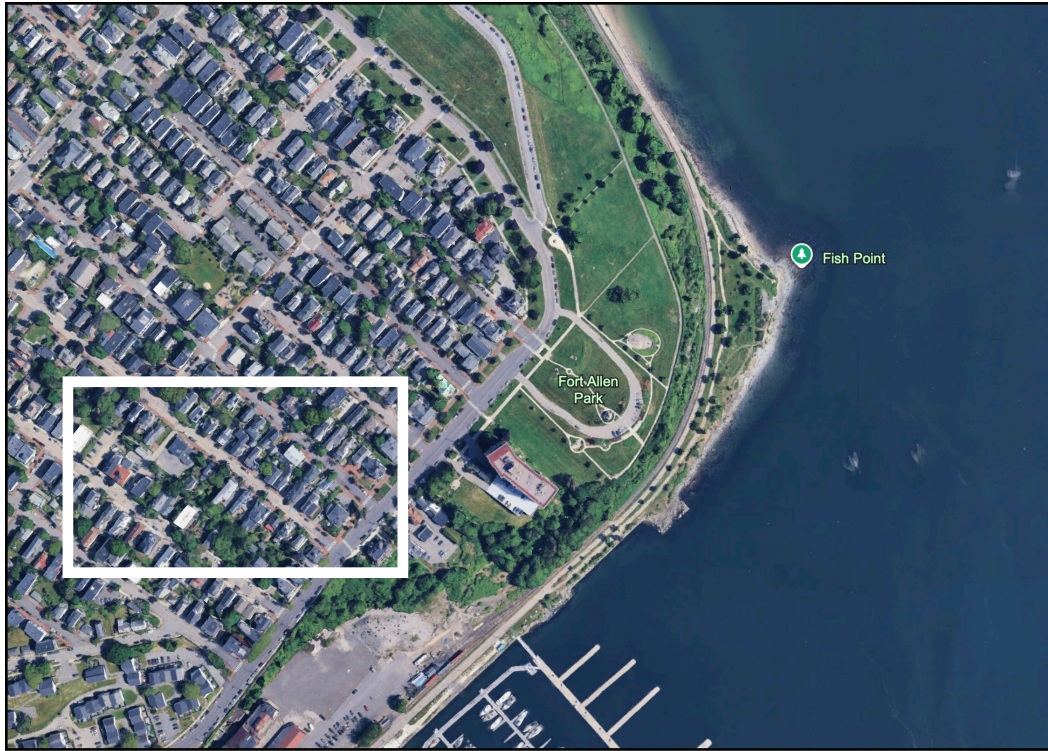
CIVIL ENGINEER

Acorn Engineering, Inc.

STRUCTURAL ENGINEER

Albert Putnam Associates

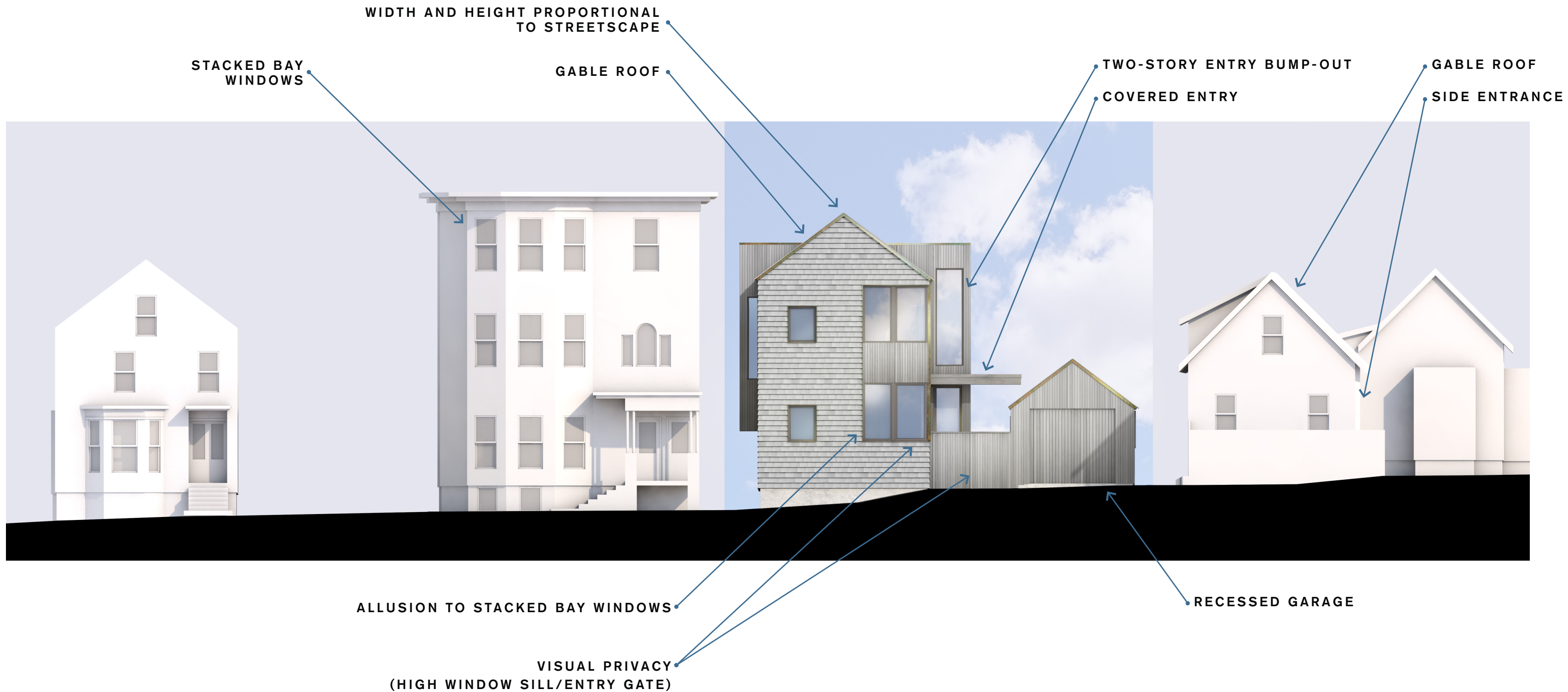
LR/ARC



STREETSCAPE



STREETSCAPE DIAGRAM

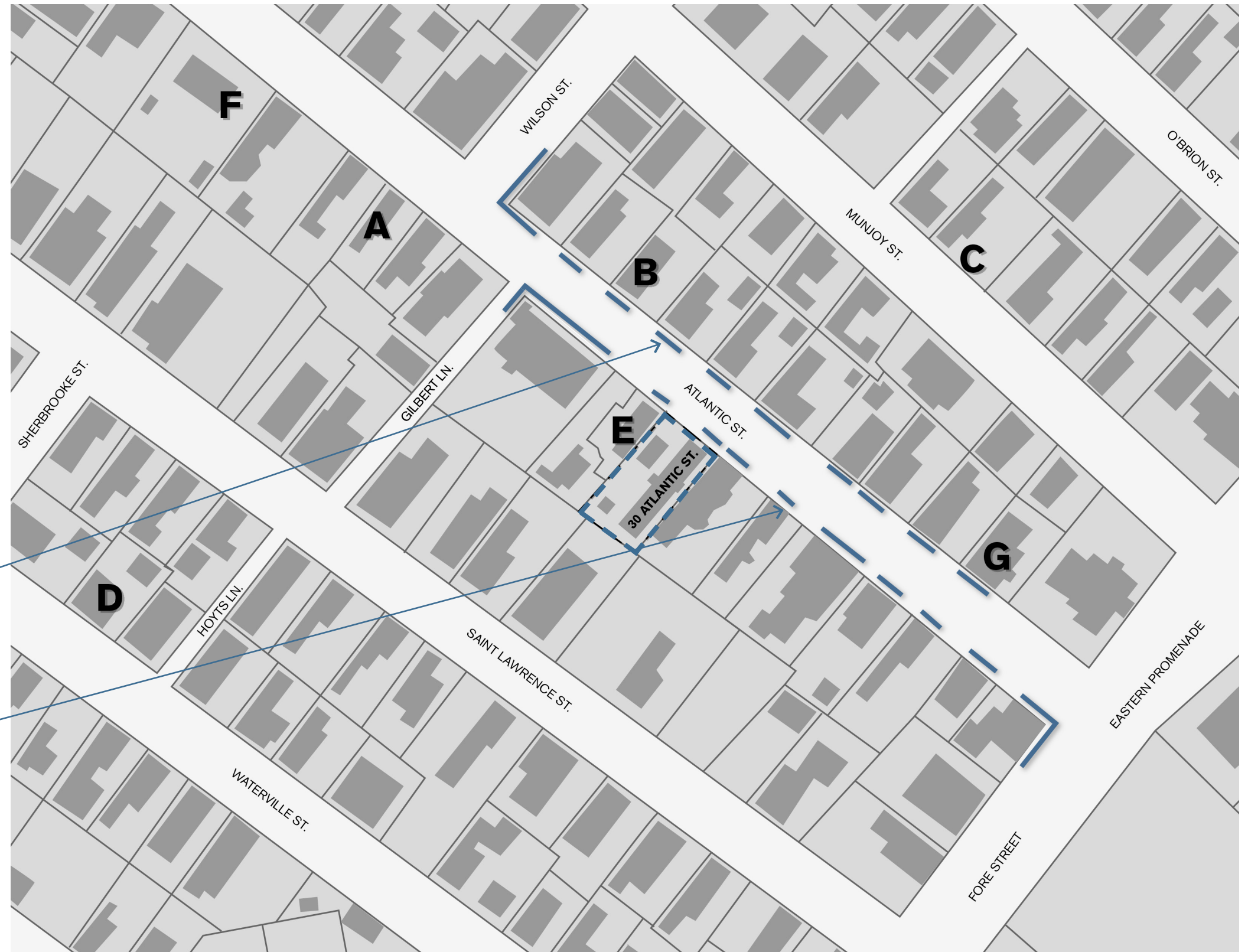


PRECEDENT BUILDINGS

- A** #56 ATLANTIC STREET
- B** #37 ATLANTIC STREET
- C** #27 MUNJOY STREET
- D** #51 WATERVILLE STREET
- E** #34 ATLANTIC STREET
- F** #66 ATLANTIC STREET
- G** #7 ATLANTIC STREET

CONSISTENT SETBACK FROM STREET

MASSING AND BUILDING WIDTH
CONSISTENT ALONG STREET



A #56 ATLANTIC STREET

GABLE ROOF

SUBORDINATE SIDE ENTRANCE



B #37 ATLANTIC STREET

GABLE ROOF

SIDE ENTRANCE SET BACK FROM THE STREET



C #27 MUNJOY STREET

GABLE ROOF

TWO-STORY BUMP-OUT AT ENTRY

SUBORDINATE SIDE ENTRANCE BEHIND GATE



D #51 WATERVILLE STREET

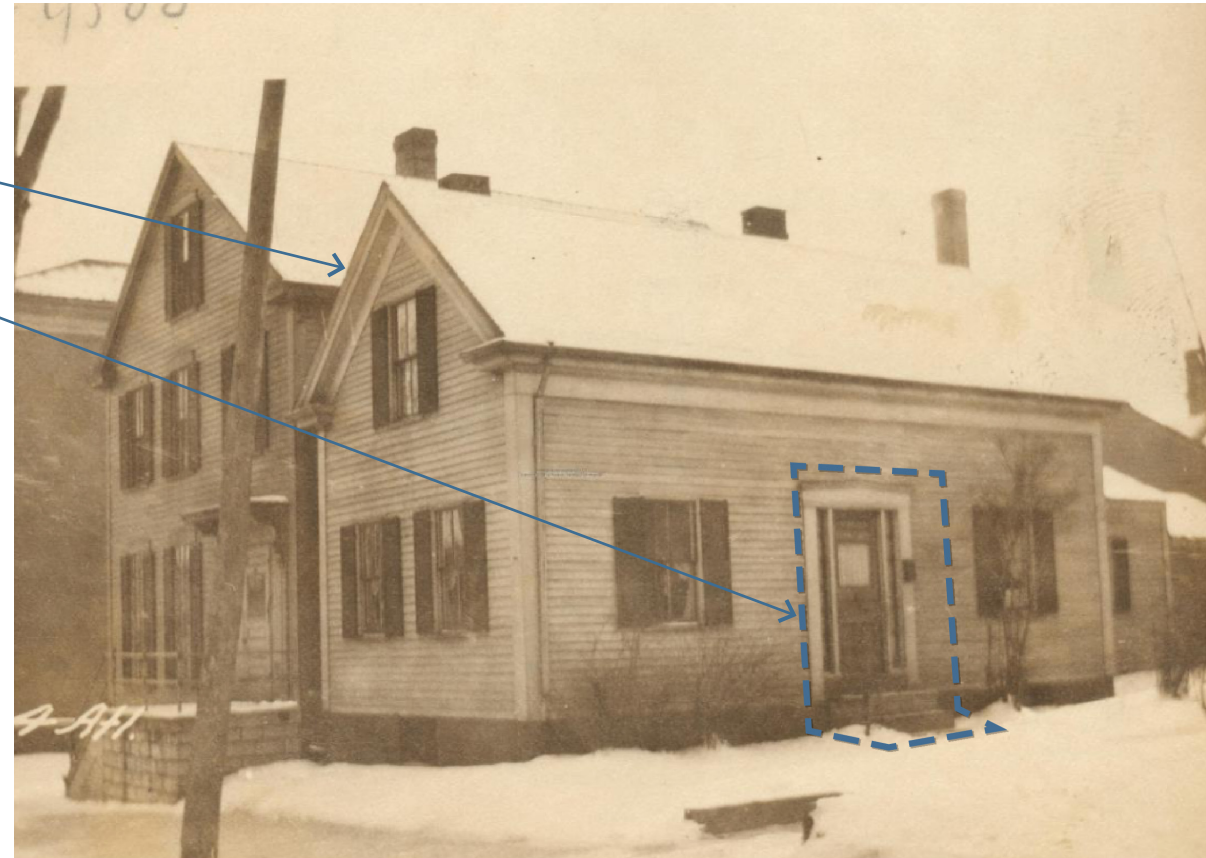
VARIOUS WINDOW SIZES ON FRONT FACADE

SUBORDINATE SIDE ENTRANCE



E #34 ATLANTIC STREET

GABLE ROOF
SIDE ENTRANCE SET BACK FROM THE STREET

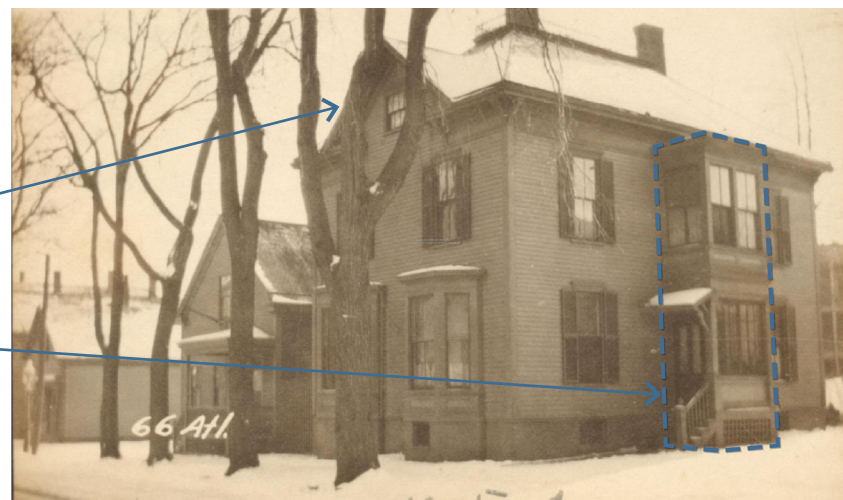


HISTORIC PRECEDENTS

*CURRENTLY DEMOLISHED/MAJORLY RENOVATED BUILDINGS

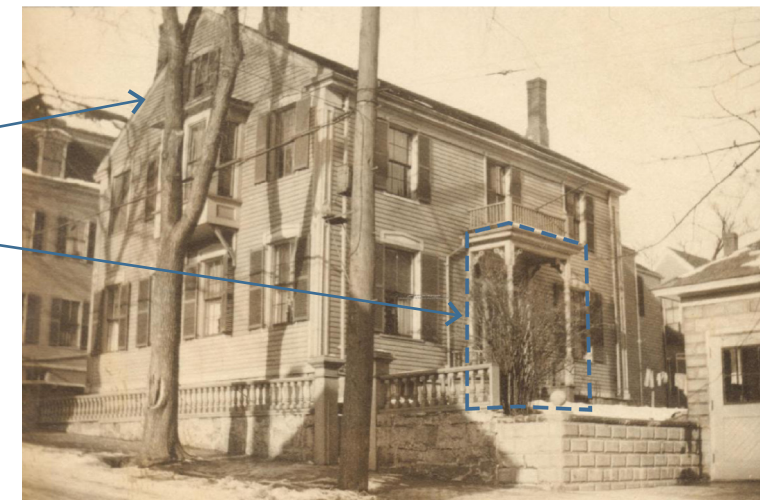
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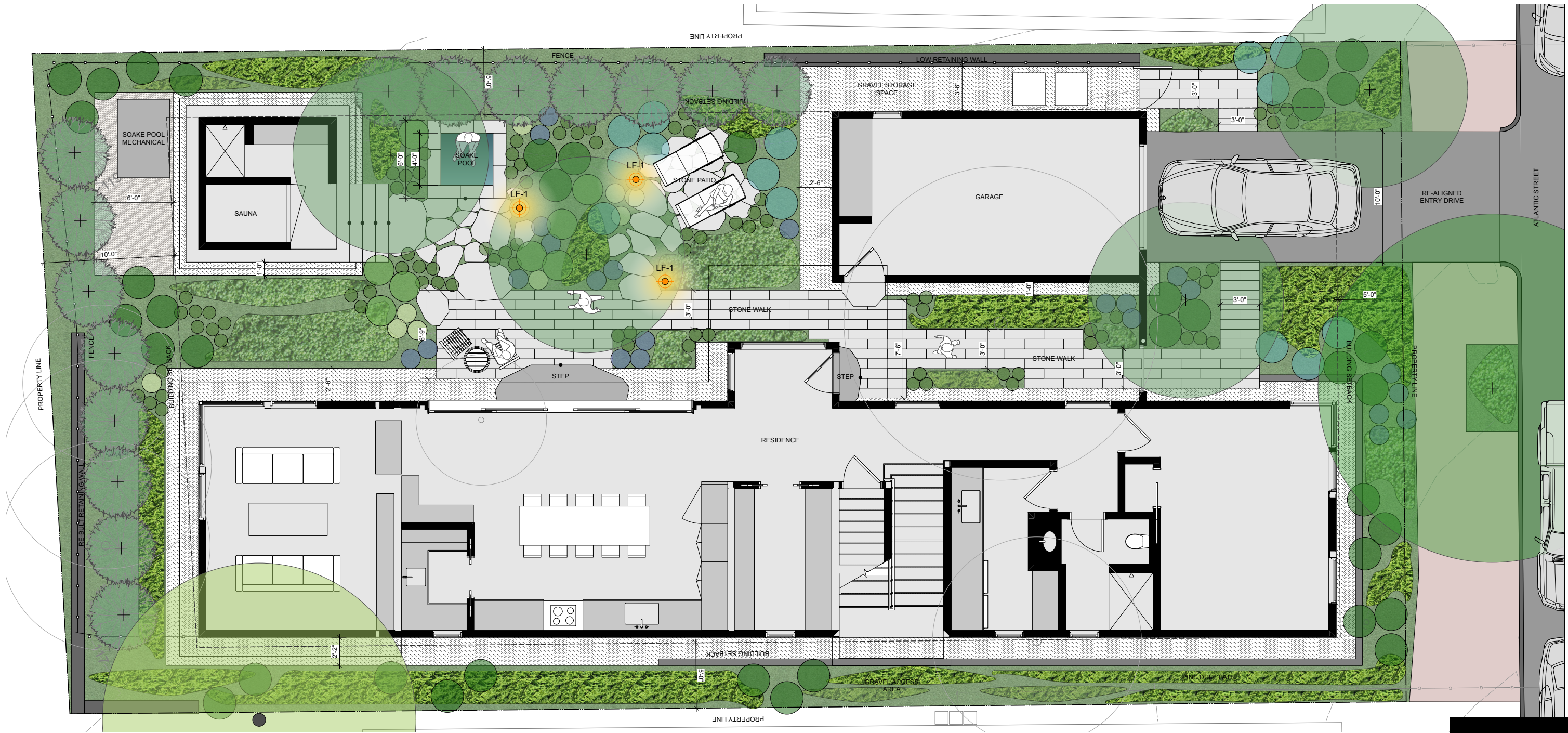
GABLE ROOF
TWO-STORY ENTRY BUMP-OUT ON SIDE OF BUILDING



G #7 ATLANTIC STREET

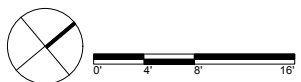
GABLE ROOF
SIDE ENTRANCE SET BACK FROM STREET, BEHIND GATE

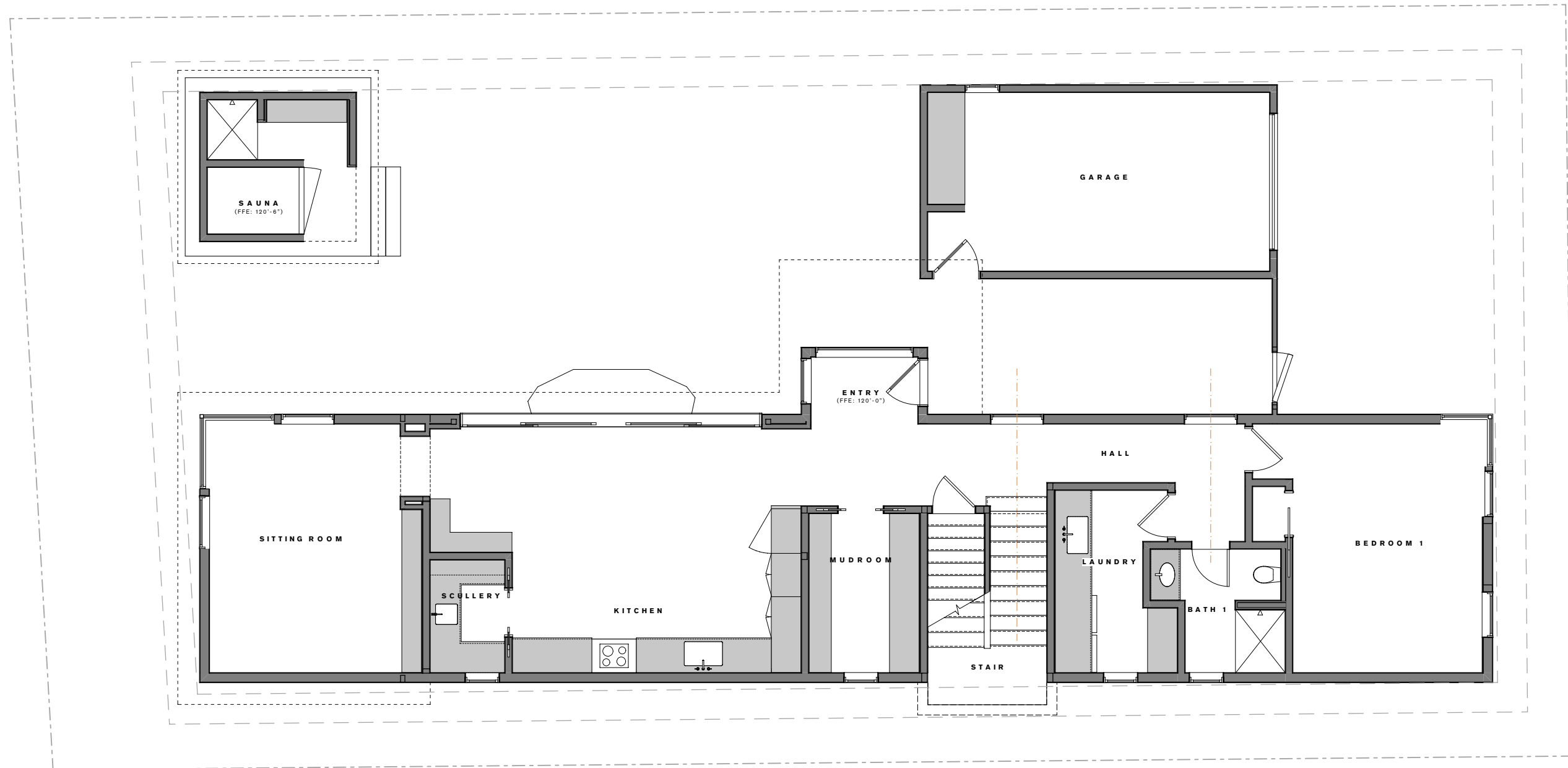


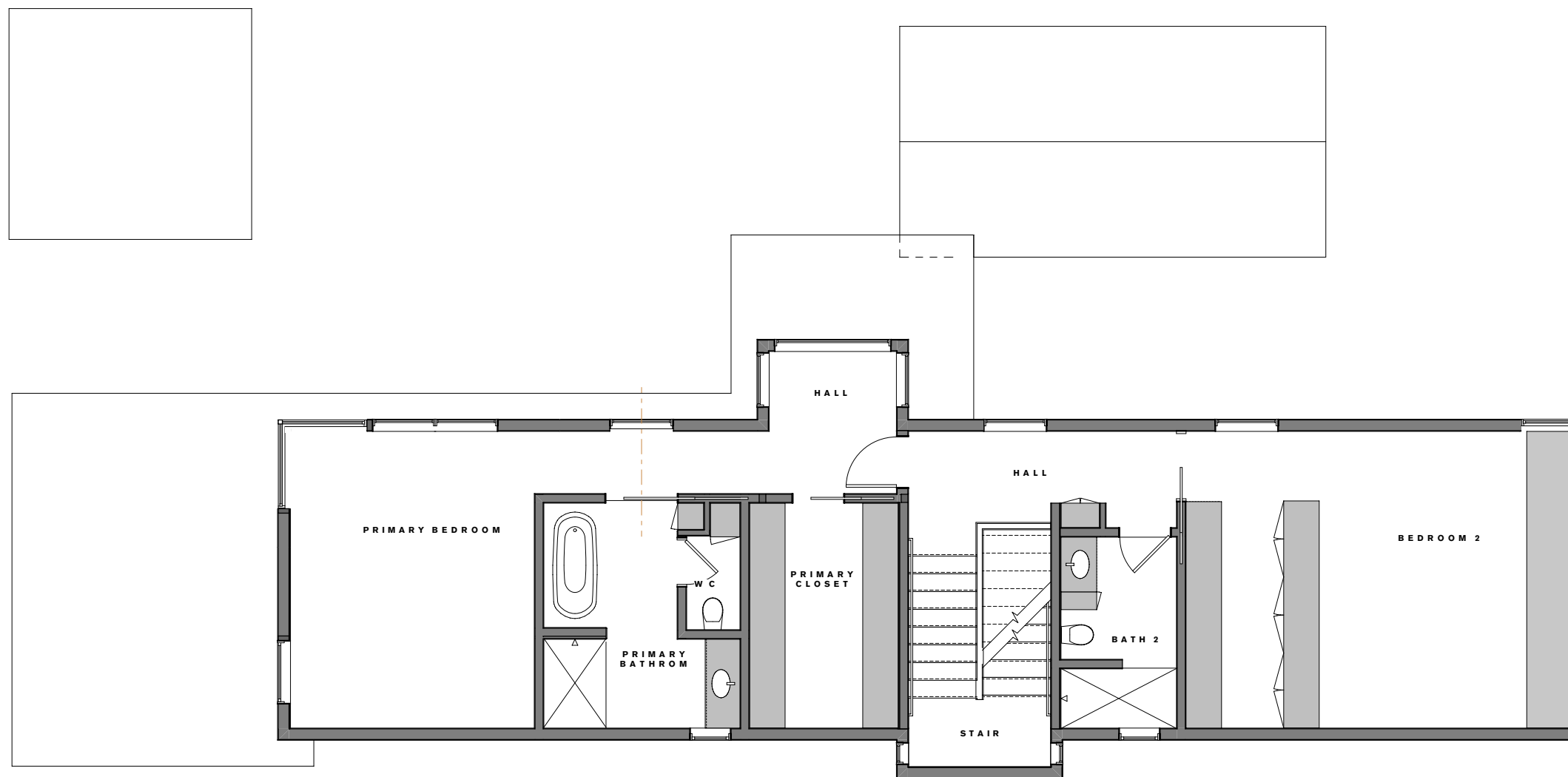


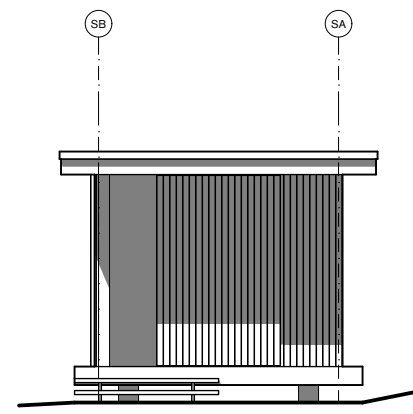
MATTHEW
CUNNINGHAM
LANDSCAPE
DESIGN LLC
matthew-cunningham.com

411 Main Street, Stoneham, MA 02180
366 Fore Street, Portland, ME 04101
617.905.2246 p | 617.321.4014 f

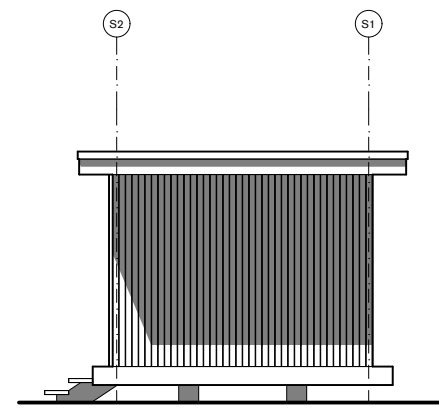




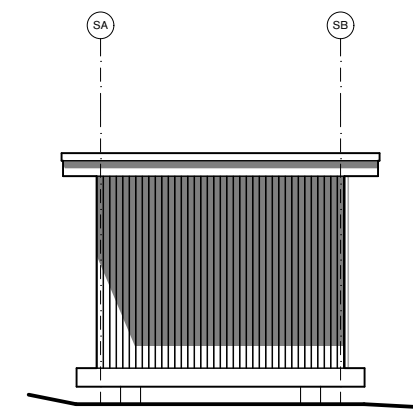




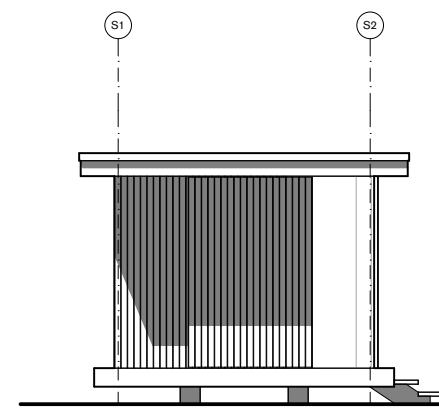
NORTH ELEVATION



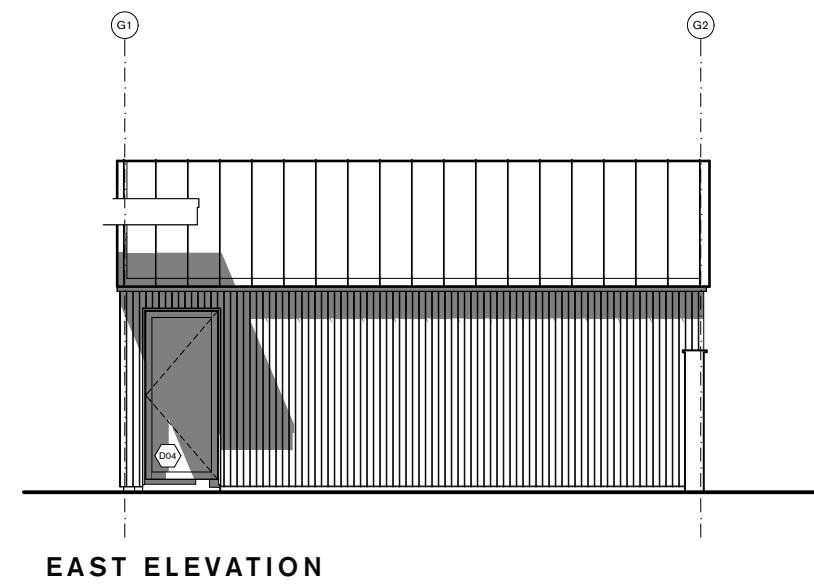
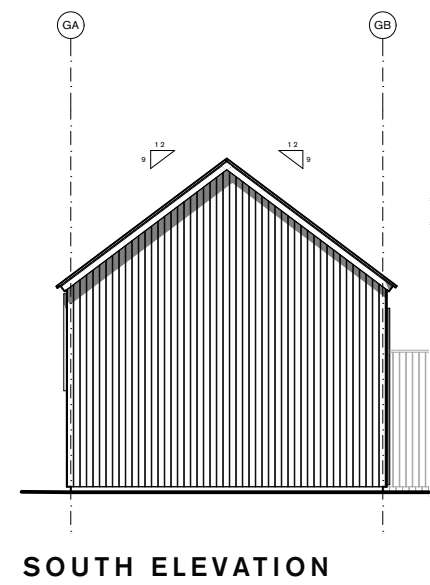
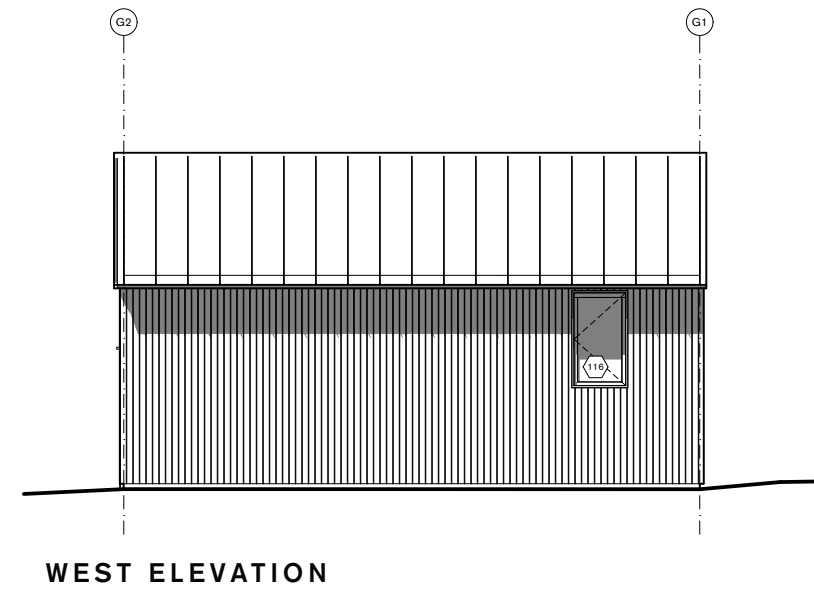
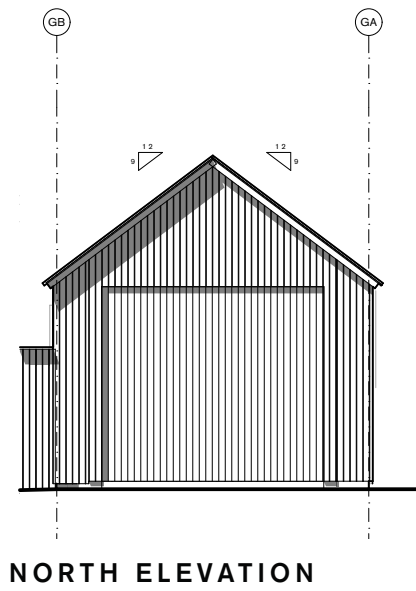
WEST ELEVATION

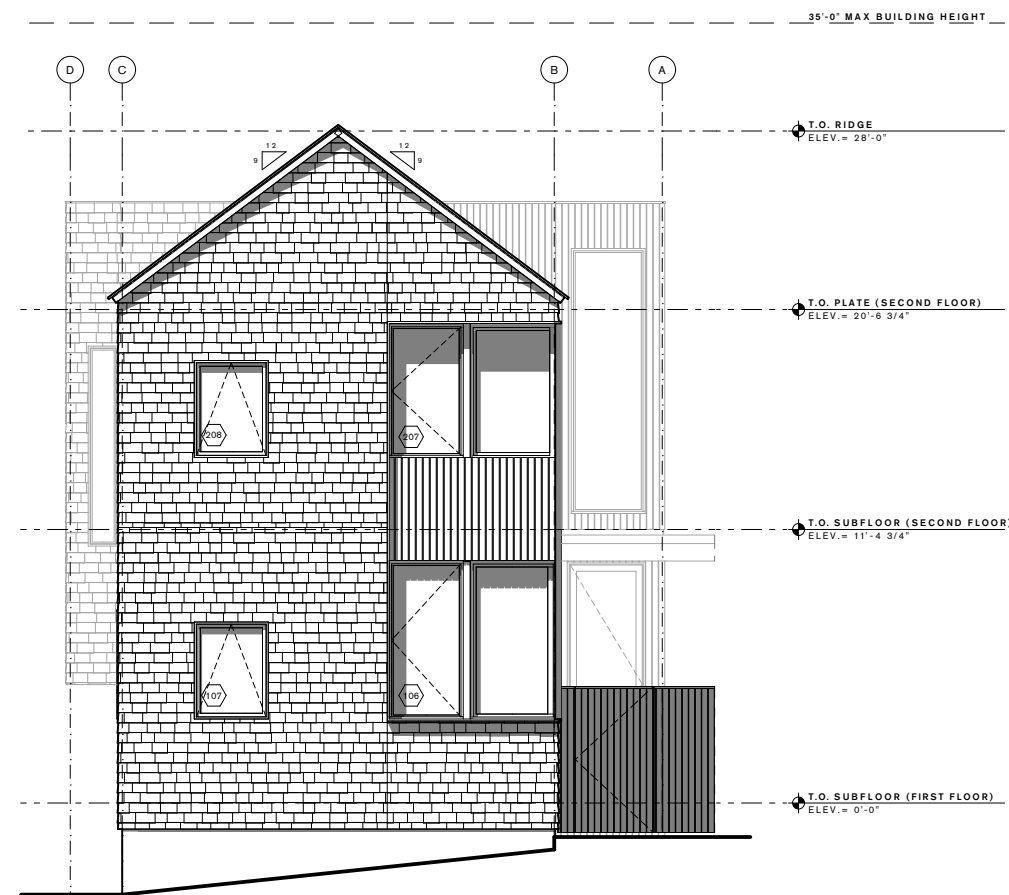


SOUTH ELEVATION

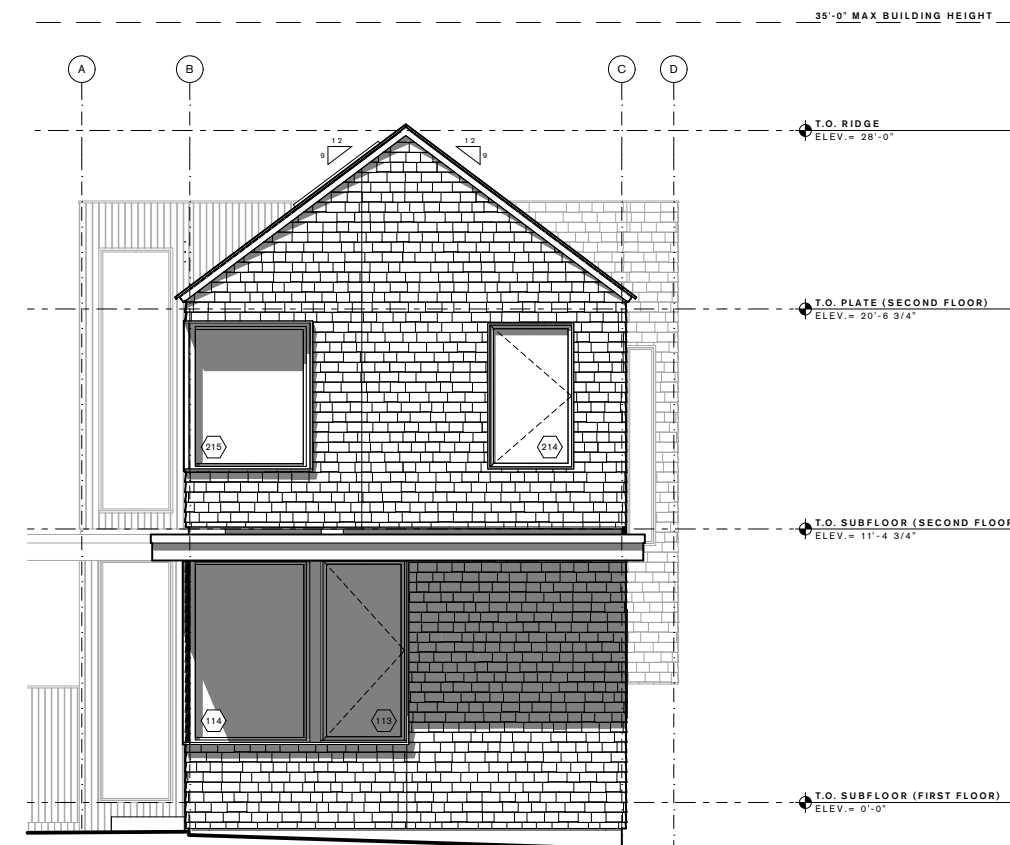


EAST ELEVATION





NORTH ELEVATION

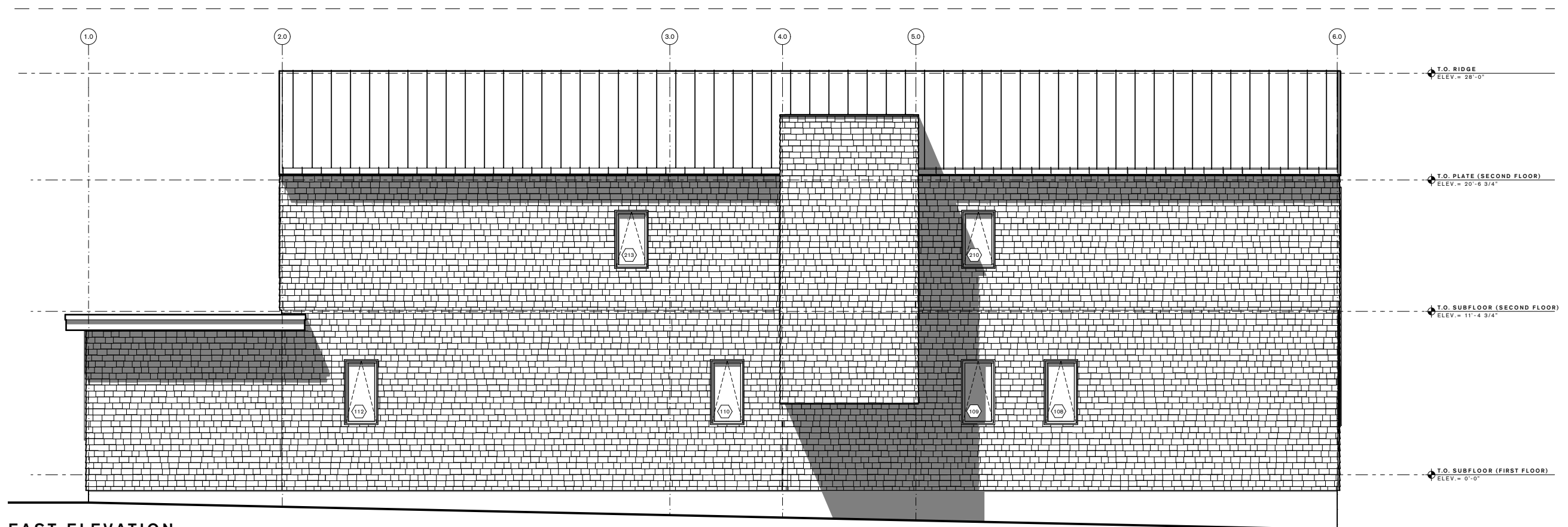


SOUTH ELEVATION

HOUSE ELEVATIONS



WEST ELEVATION



EAST ELEVATION



VIEW FROM STREET



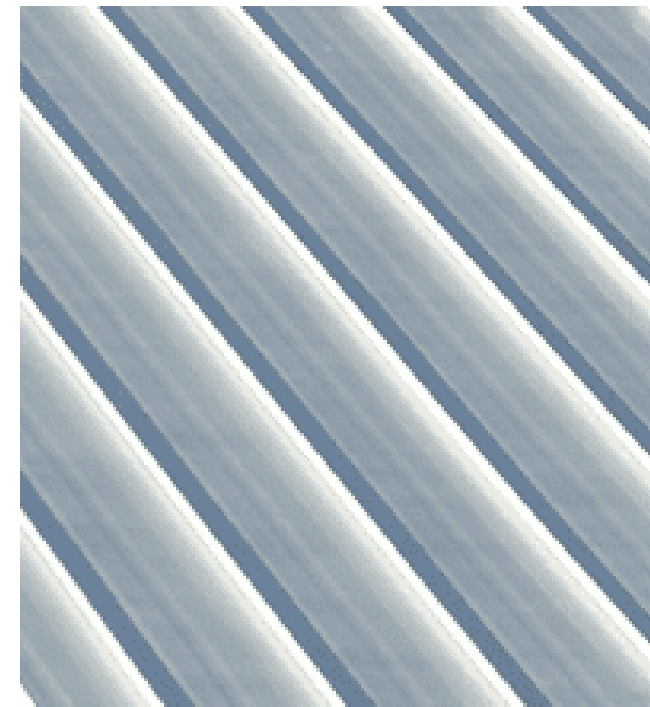
VIEW FROM COURTYARD



MASONRY TILE | GLEN-GERY SK1N



VERTICAL CEDAR BOARDING



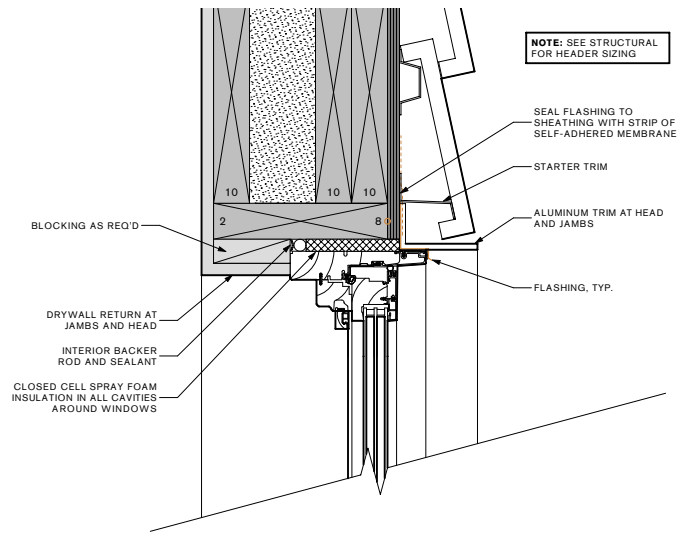
STANDING SEAM METAL ROOF - GALVALUME



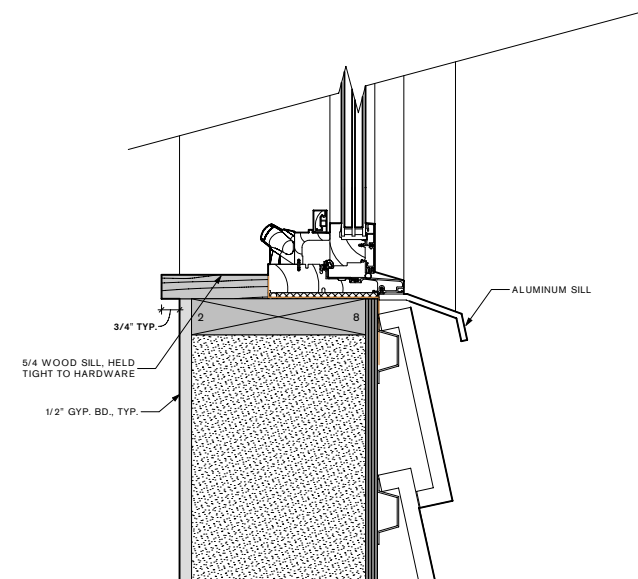
MARVIN ULTIMATE
casement/fixed



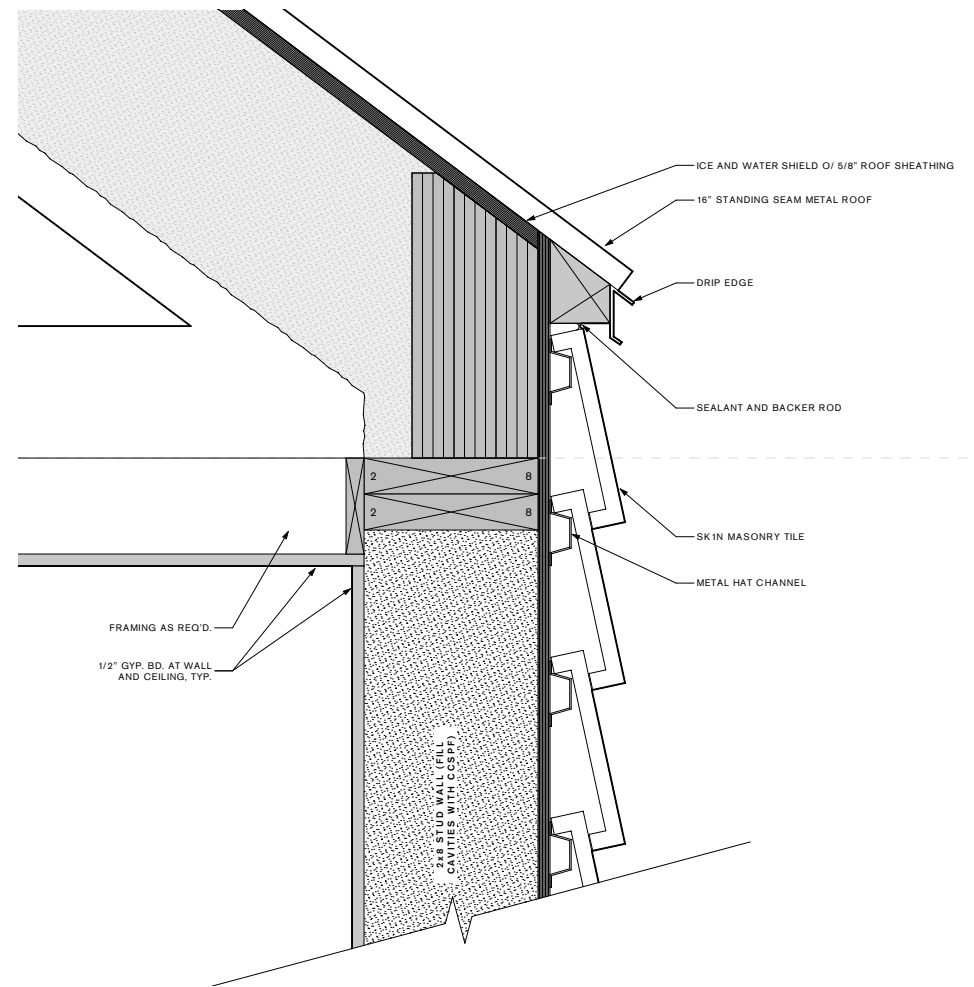
MARVIN MODERN
multislide door



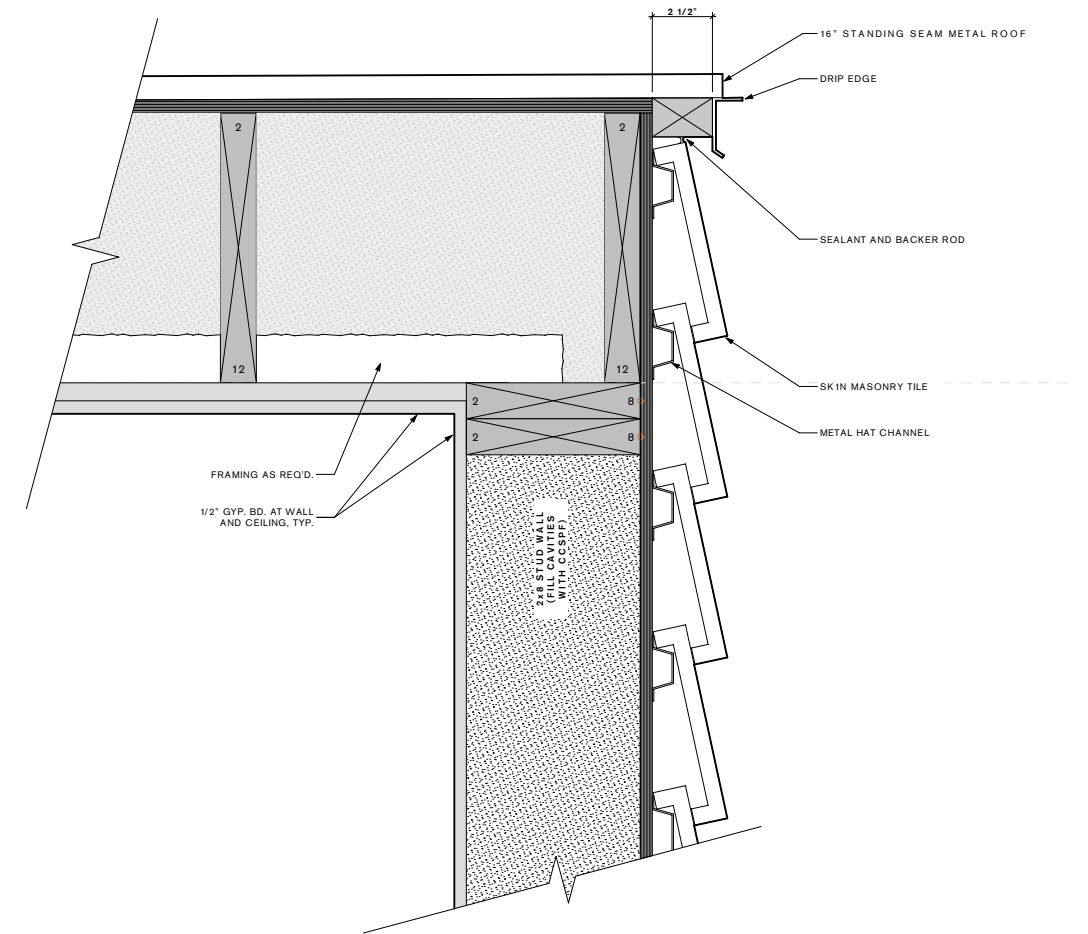
TYPICAL WINDOW HEAD DETAIL



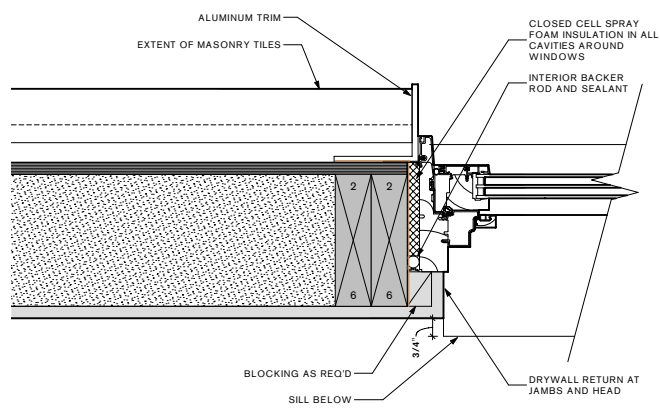
TYPICAL WINDOW SILL DETAIL



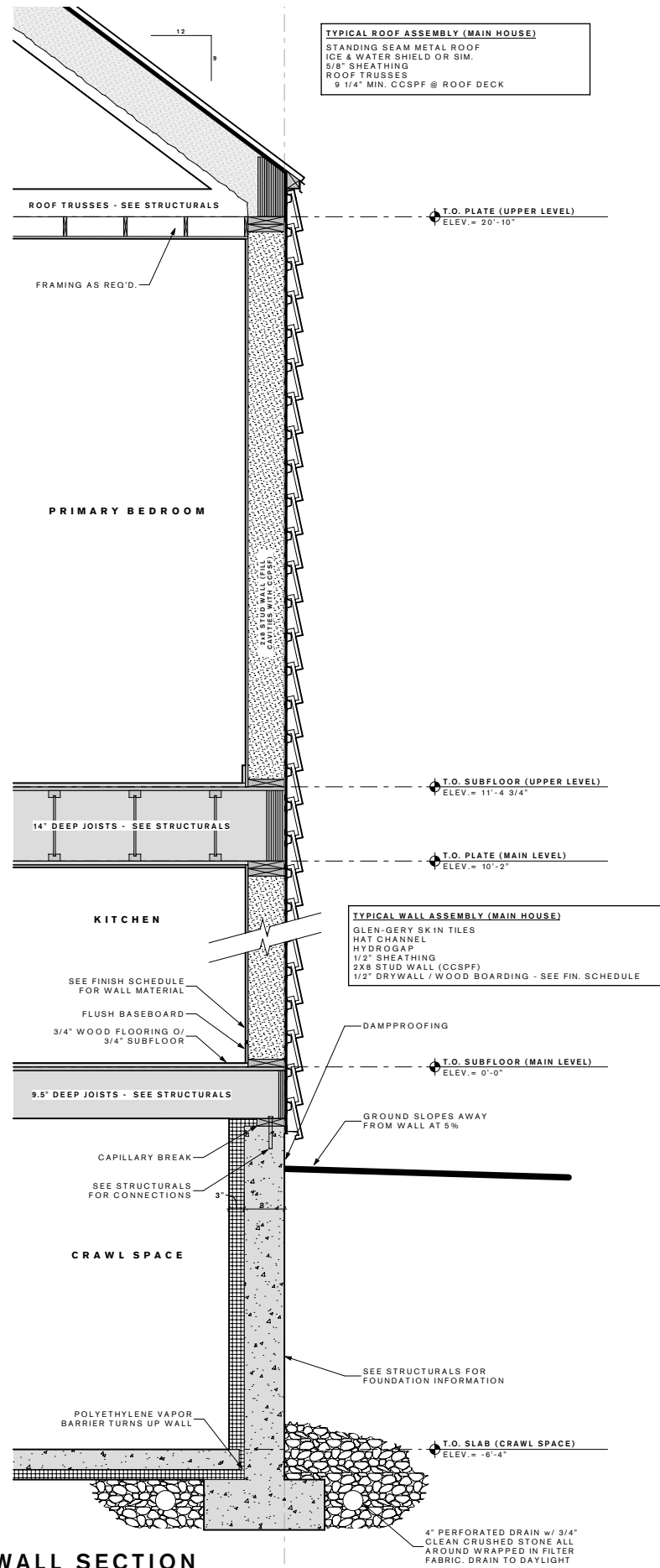
TYPICAL EAVE DETAIL



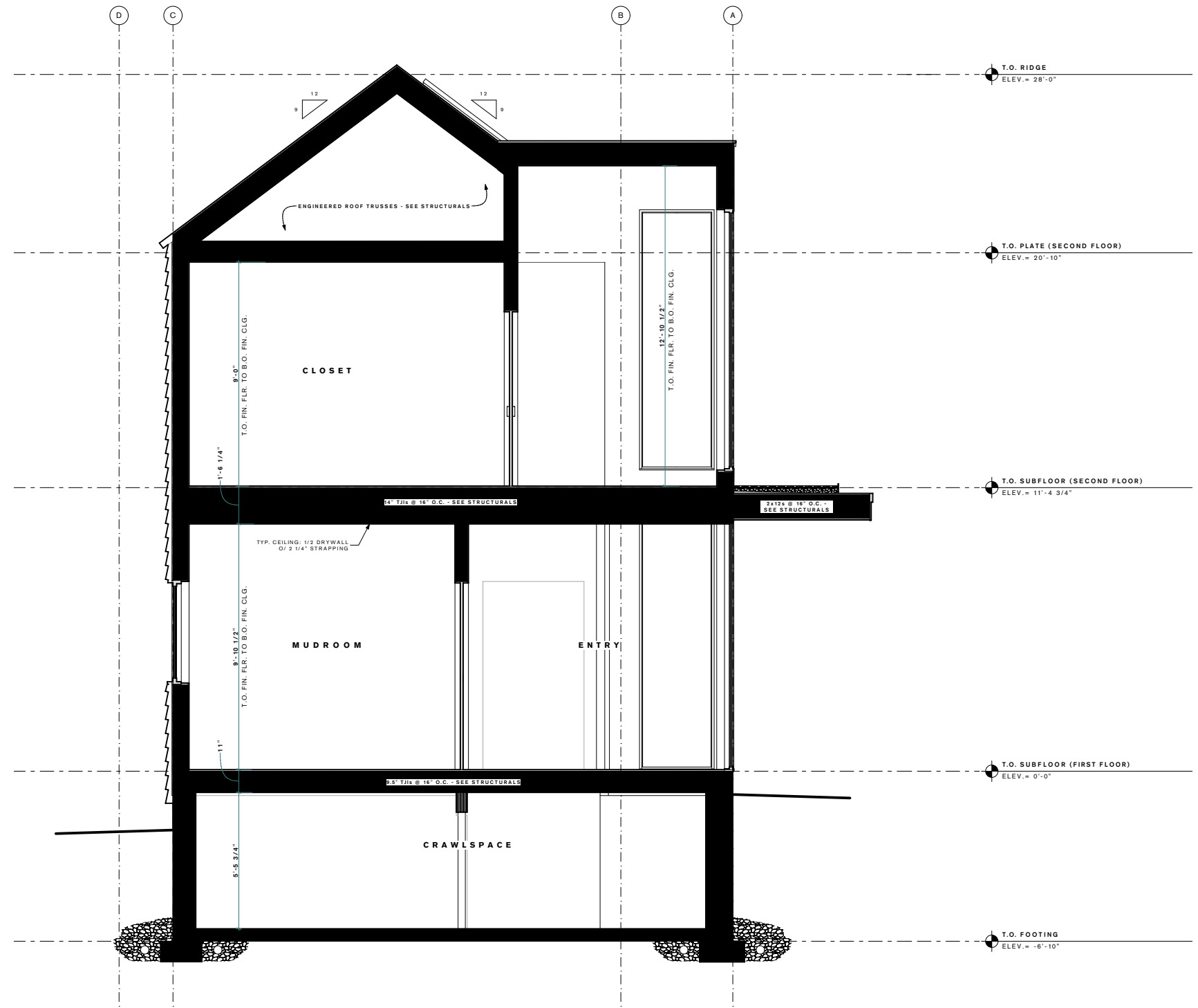
TYPICAL RAKE DETAIL



TYPICAL WINDOW JAMB DETAIL



TYPICAL WALL SECTION



TYPICAL BUILDING SECTION