

ARTICLE VII

HISTORIC DISTRICT

SECTION 1 PURPOSE

The Purpose of this Article is: (1) to safeguard the heritage of the City of Gloucester City by preserving that part of the City which reflects elements of its cultural, social, economic and architectural history; (2) to preserve the integrity of design of the eighteenth, nineteenth and early twentieth century buildings and streetscapes within the Historic District; (3) to preserve historic and architecturally significant buildings; (4) to maintain and improve property values; (5) to preserve and promote the Historic District as an essential element of municipal character and identity, as an important factor in the economy of the City and the property values therein; (6) to foster civic pride; (7) to promote the use of the District for the education, pleasure and welfare of the citizens of the City and its visitors; and (8) to assure that construction, alterations, repairs, replacements such as lighting, fences, walkways, signs, color and landscaping are compatible with the City's historic, cultural, aesthetic and architectural heritage.

SECTION 2 USES PERMITTED

All uses permitted in the Historic District shall be those designated by the Zoning or Land Development Ordinances of the City of Gloucester City. Such uses shall not be altered by further designation as being within the Historic District.

SECTION 3 AREA AND HEIGHT REGULATIONS

The maximum building height, minimum lot size, maximum lot coverage, street frontage, side yard, rear yard, and other area, height, size and distance regulations within the Historic District shall be as designated for each zone as set forth in this Development Ordinance of Gloucester City, and shall not be altered by virtue of inclusion in the Historic District.

SECTION 4 BOUNDARIES OF THE HISTORIC DISTRICT

There is hereby established in the City of Gloucester City a district to be known as the Gloucester City Historic District and defined for the purpose of this ordinance as the following lots:

SECTION 4 BOUNDARIES OF THE HISTORIC DISTRICT (Cont'd)

PLATE 2

Block 43: Lot 1  
Block 48: Lots 1, 2, 4, 3, 3B, 3A

PLATE 3

Block 76: Lot 1

PLATE 4

Block 22: Lots 9, 10  
Block 23: Lot 5  
Block 24: Lots 18, 17, 20, 8B, 7A, 25, 16, 15, 14, 13, 12, 1, Alley  
Block 25: Lot 32  
Block 27: Lots 3, 4, 5, 6, 7, 8, 9, 10, Alley, 11, 12, 13, 14, 15, 16, 17, 18  
Block 28: Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, Alley, 1, 2, 3  
Block 29: Lots 13, 13A, 12, 11B, 11A, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1, 28,  
Alley, 23, 22B, 22C, 21A, 27, 26, 25, 24, 20, 19, 14, 31, 30, 32,  
29, 16A, 16B, 17A, 17B, 18  
Block 30: Lots 20, 21, 36, 36A, 37, 38  
Block 33: Lots 2, 5, 6, 7, 8, 9, 10, 11, Alley, 4, 12, 13, 14, 15, 16, 17, 18  
Block 34: Lots 1, 2, 3, 4B, 4A, 4, 5, 6, 7, 8, Alley, 9, 10, 11  
Block 35: Lots 13, 12, 11, 10, 9, 8, 7, 6, 5, 24, 3, 1, 1A, 2, 2A, 14, 15,  
15A, 3A, 4, 16, Alley, 17, 18, 19, 9A, 20, 21, 22, 23  
Block 36: Lots 14, 23  
Block 38: Lot 1  
Block 39: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
Block 40: Lots 19, 18, 17A, 16B, 15, 14, 13, 12, 11, 4, 3, 2, 1, 5, 6, 7, 8,  
9, 10, 26, Alley, 27, 28, 29, 31, 30, 13A, 32, 16A, 17, 22, 34, 24,  
23  
Block 41: Lots 18, 19, 20, 21, 44, 22, 23A, 23B, 24, 25, 26

PLATE 5

Block 46: Lots 18D, Alley, 19, 9, 8A, 7, 6A, 5A, 18, 17, 16, 15, 14  
Block 44: Lots 2, 3, 4, 5, 5A, 6, 7, 9, 10, Alley, 1, 1A, 8, 8A  
Block 45: Lots 9, 10, 17B, 22, 19, 7, 6, 24, 23, 4, 3, 2, 1C, 1B, 1A, 16,  
11A, 11, 12, 5, 13, 14, 17, 17A, 20, 21, 15, 8  
Block 47: Lots 30, 29, 28, 18, 16A, 16B, 15A, 15, 14, 13, Alley, 27A, 26A,  
9, 8, 7, 6, 5, 4, 3, 2A, 1A, 24, 25, 26, 27, 28  
Block 49: Lots 7, 4, 3, 2, 1, Alley, 8, 9, 10, 11, 12, 14A, 14, 13

SECTION 4 BOUNDARIES OF THE HISTORIC DISTRICT (Cont'd)

- Block 50: Lots 9, 8, 7, 6, 5, 4, 3, 2, 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19
- Block 51: Lots 20, 20A, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2A, 1A, 24, 25, 26, 27, 28
- Block 52: Lots 15-1
- Block 54: Lots 16, 4, 10, 5, 11, 12, 13, 14, 6, Alley, 17, 9, 8, 7, 1, 2, 3
- Block 55: Lots 17, 16, 15, 14, 24, 13, 25, 12, 10, 2, 2A, 1, 3, Alley, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 21, 22, 23
- Block 56: Lots 22, 31
- Block 59: Lots 1-8
- Block 59A: Lots 13, 12, 11A, 11, 14, 10, 9, 8, 7, 6, 3, 2, 1, 1A, 4, 5, 15YH, 15YG, 15YF, 15YE 15YD, 15YC, 15YB, 15YA
- Block 60: Lots 13, 28A, 28B, 14A, 14B, 14C, 14D, 27, 27A

PLATE 6

- Block 53: Lots 5, 4, 3, 2, 1

PLATE 7

- Block 63: Lots 1-13, Alley, 29-41, 21, 22, 20, 19, 18, 17, 16, 15, 14, 25, 26, Alley, 44, 28, 43, 27, 24, 23A, 23B
- Block 64: Lots 39A, 39, 39B, 33, 34, 35, 36, 37, 38
- Block 69: Lots 1, 2, 3, Alley, 9, 8, 7, 6, 5, 5A, 4
- Block 70: Lots 14, 13, 11, 10, 9, 8, 7, 6, 5, 5B, 1, 4, 1B, 1A, 17A, 14A, 18A, 20A, 19A, 20, 19, 18, 14B, 13A, 11A, 10A, 9A, 8B, 8A, 7A, 6A, 5A, 3, 1, 4B, 4A, 2A, 2B, 2C, 2
- Block 71: Lots 15, 16
- Block 77: 21, 21A, 21B, 21C, 22A, 22B, 22, 20, 19, 18, 8, 13A, 12A, 12B, 11, 10, 9, 17, 16, 15, 15A, 14, 13, 12, 1, 2, 2A, 3, 3A, 3B, 4A, 5, 6, 7
- Block 78: Lots 36-51
- Block 83: Lots 13, 29, 28, 27A, 27, 12, 11, 10, 9, 8, 8A, 7, 7A, 6, 5, 4, Alley, 25, 35, 34, 33, 24, 23, 20, 31, 30, 22, 21A, 30A, 19, 15, Alley, 26, 14, 16B, 16A, 16, 17, 18A, 18, 21, 6A, 32, 39, 38, 37, 36, 3, 2, 1
- Block 84: Lots 31A, 29, 30
- Block 100A: Lots 35, 34, 33, 32, 31, 30, 49, 28, 27, 26, 25, 4
- Block 102: Lots 17, 34, 31, 31A, 32

SECTION 5      SCOPE OF HISTORIC DISTRICT PROVISIONS

The following regulations shall apply in the Historic District and to those historic structures so designated outside the District and shall be in addition to the use districts which shall be designated by the official zoning map and articles of the zoning ordinance for such areas. The Gloucester City Historic District shall be specifically identified with the community zone plan element of the Master Plan as recognized by N.J.S.A. 40:55D-28(10).

SECTION 6. HISTORIC PRESERVATION COMMISSION

A. Membership

1. Classes of Historic Preservation Commission shall include, in designating the category of appointment, at least one member of each of the following classes:  
  
Class A - a person who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality; and  
  
Class B - a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the municipality.
2. Number of Members and Alternates - The Historic Preservation Commission shall consist of five (5) regular members and two (2) alternate members. Of the regular members, of at least one less than a majority shall be of Class A and B.
3. Appointment of Members - The Mayor shall appoint 11 members of the Historic Preservation Commission and shall designate at the time of the appointment the regular members by class and the alternate members as "Alternate No. 1" and "Alternate No. 2."
4. Terms of Members - The terms of the members first appointed shall be so determined that to the greatest practicable extent, the expiration of the terms shall be distributed, in the case of regular members, evenly over the first four years after their appointment, and in the case of alternate members, evenly over the first two years after their appointment; provided that the initial term of no regular member shall exceed four years and that the initial term of no alternate member shall exceed two years. Thereafter, the term of a regular member shall be four years, and the term of an alternate member shall be two years.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

Notwithstanding any other provision herein, the term of any member common to the historic preservation commission and the planning board shall be for the term of membership on the planning board; and the term of any member common to the historic preservation commission and the board of adjustment shall be for the term of membership on the board of adjustment.

5. Vacancies - A vacancy occurring otherwise than by expiration of term shall be filled for the unexpired term only within sixty (60) days of such vacancy.

B. Organization

1. Officers - The Historic Preservation Commission shall elect a chairman and vice-chairman from its members and select a secretary, who may or may not be a member of the Historic Preservation Commission or a municipal employee.
2. Quorum - A quorum needed to conduct business shall consist of three members of the Historic Preservation Commission.
3. Voting - Alternate members may participate in discussions of the proceedings but may not vote except in the absence or disqualification of regular member. A vote shall not be delayed in order that a regular member may vote instead of an alternate member. In the event that a choice must be made as to which alternate member is to vote, Alternate No. 1 shall vote.
4. Conflicts of Interest - No member of the Historic Preservation Commission is permitted to act on any matter in which he has, either directly or indirectly, any personal or financial interest.
5. Removal - A member of the Historic Preservation Commission may, after public hearing if he requests it, be removed by the governing body for cause.
6. Duties of the Secretary - The Secretary shall keep the records of all meetings and proceedings, including voting records, attendance, resolutions, findings, determination and decision. These shall be included in a report to the Planning Board on each application for a Certificate of Appropriateness reviewed by the Historic Preservation Commission, and shall be public records.
7. The Historic Preservation Commission shall meet at least once every month. All members are required to attend no less than eight (8) regular meetings per year.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

C. Expenses and Costs

1. The governing body may make provision in its budget and appropriate funds for the expenses of the Historic Preservation Commission.
2. The Historic Preservation Commission with the approval of Mayor and Council may employ, contract for, and fix the compensation of experts and other staff, services and supplies as it shall deem necessary. The Commission shall obtain its legal counsel from the municipal attorney at the rate of compensation determined by the governing body. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the governing body for the Commission's use.

D. Powers and Responsibilities

The Historic Preservation Commission shall have the following powers and responsibilities:

1. Prepare a survey of historic sites of the municipality pursuant to criteria identified in the survey report;
2. Make recommendations to the Planning Board on the historic preservation plan element of the master plan and on the implications for preservation of historic sites of any other master plan elements;
3. Advise the Planning Board on the inclusion of historic sites in the recommended capital improvement program;
4. Advise the Planning Board and Board of Adjustment on applications for development pursuant to section 24 of P.L. 1985, c. 516 (C.40:55D-110);
5. Provide written reports pursuant to section 25 of P.L. 1985, c. 516 (C.40:55D-111) on the application of the zoning ordinance provisions concerning historic preservation; and
6. Carry out such other advisory, educational and informational functions as will promote historic preservation in the municipality;

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

7. The Historic Preservation Commission report as referred to in N.J.S.A. 40:55D-111 shall be submitted to the Planning Board who in turn shall report to the Administrative Zoning Officer;
8. To provide technical assistance upon request to property owners on how to preserve, restore and rehabilitate structures, and to advise property owners upon their request as to the accuracy of historic restoration, including materials, fenestration, architectural detail, environment and color.
9. Make recommendations for the designation of local landmarks and historic districts to the appropriate local governing body. The recommendations shall be based on established written criteria.
10. All Commission members shall annually attend either a conference or a training workshop on historic preservation issues.
11. Assume responsibilities which are mutually agreed upon in writing by the State Historic Preservation Office and the Municipality.
12. Review all proposed national register nominations for properties within the municipality.

E. Certificate of Appropriateness

1. When required - A Certificate of Appropriateness issued by the Planning Board is required before a building permit is issued, or, in the event no other type of permit is required, before work or activities can commence on or about the exterior features, of any property or part thereof, listed in the Historic District, including, but not limited to, construction, alteration, addition, repairs, replacement, restoration, rehabilitation, signs, lighting, fences, paving, walks, curbs, site furnishings, moving or demolition, or development for a lot and block located in the Historic District, as defined in this Ordinance.
2. How long valid - Approvals expire two years from the date of approval or at the end of the building permit, whichever is longer.
3. Who must apply - Applications for a Certificate of Appropriateness shall be made by owners or other persons or entities in control or possession of structures or improvements classified or listed within the Historic District.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

4. Time for filing application - Applications for Certificate of Appropriateness shall be filed with the Secretary on the form provided by the secretary at least five (5) days before the next meeting of the Historic Preservation Commission for a minor application and ten (10) days before a major application.
5. Contents of Application The contents of the application shall consist of the following:
  - (a) When the application is for exterior repairs replacing deteriorated architectural features to match existing materials, colors, textures, and dimensions, the application shall be accompanied by photographs of the building showing the area to be repaired and a written description of the work (for example, a builder's estimate or an architect's scope of work).
  - (b) When the application is for exterior architectural changes replacing existing architectural features with new materials, colors, textures, and dimensions that do not match existing materials, colors, textures, and dimensions, such as replacement windows, siding, etc., the application shall be accompanied by photographs of the building showing the features to be replaced, a written description of the work (for example, a builder's estimate or an architect's scope of work), and material specifications (professional's technical specification or manufacturer's literature describing the replacement materials).
  - (c) When the application is for the addition of new exterior architectural elements, such as a porch, deck, railing, window, bay, wing, story, roof, etc., or for adding a new building to the site, the application shall be accompanied by photographs of the structure, a written description of the work (for example, a builders estimate or an architect's scope of work), material specifications (professional's technical specification or manufacturer's literature describing the replacement materials), and drawings (plans, elevations, site plan, etc.) with a minimum 1/4 inch to 1 inch scale for residential properties or 1/8 inch to 1 inch scale drawings by a licensed professional for commercial properties.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

- (d) When the application is for restoration or rehabilitation of the building to an earlier historic appearance, in addition to the material described above for the type of work involved, the application shall be accompanied by historical documentation (description of physical architectural evidence, historic photographs, and documentary evidence) to support the restoration or rehabilitation decisions.
- (e) Additionally, the applicant shall submit such photographs, diagrams, professional drawings, specifications, or other materials, sufficient to adequately inform the Historic Preservation Commission and the Planning Board of the nature of the work for which the application is made. The administrative zoning officer shall determine if the information is sufficient to constitute a complete application.
- (f) An application on the form adopted shall be completed and filed with the Secretary of the Historic Preservation Commission not less than five (5) days prior to its regular scheduled monthly meeting for a Minor Application and ten (10) days prior to its regular monthly meeting for a Major Application which time may be waived by the Historic Preservation Commission with copies to the Building Inspector to be accompanied by any diagram, plots, photographs and other documentation deemed necessary and appropriate for a proper decision.
- (g) The applicant shall attend the Historic Preservation Commission meeting when his application is being considered and shall be responsible for providing all photographs and shall provide seven (7) copies of the application along with seven (7) copies of all material specifications, plans, elevations, site plans, diagrams and other materials when submitting an application.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

6. Review Procedure

- (a) The administrative Zoning Officer shall refer completed applications for building permits in the Historic District to the Historic Preservation Commission for review. The Secretary shall review and designate the application as a Minor Application or a Major Application based upon the following criteria:
- Major Application - shall be any application for a Certificate of Appropriateness which involves demolition or removal of a structure or of any part thereof; the addition to any structure located within the Historic District or designated as a Historical Site; the erection of new construction or buildings within the Historic District; or the retrofitting and/or minor rehabilitation of existing structures.
  - Minor Application - shall mean an application for a Certificate of Appropriateness which is considered maintenance and upkeep, such as painting, replacing in kind or to match historical value, repair to a structure located within the Historic District or a designated Historical Site, and does not involve any activity set forth in the preceding paragraph.
- (b) The Historic Preservation Commission shall review completed applications at its next regularly scheduled meeting.
- (c) If designated a major application:
- (i) The Historic Preservation Commission shall prepare a written report concerning the application of the zoning ordinance provisions to the proposed development.
  - (ii) The Historic Preservation Commission shall submit its report to the Planning Board.
  - (iii) The Planning Board shall report to the administrative zoning officer within 45 days of his referral of the completed application to the Historic Preservation Commission.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

6. (c) (Cont'd)

(iv) If within the 45-day period the Planning Board recommends to the administrative officer against the issuance of a permit or recommends conditions to the permit to be issued, the administrative officer shall deny issuance of the permit or include the conditions in the permit, as the case may be. Failure to report within the 45-day period shall be deemed to constitute a report in favor of issuance of the permit and without the recommendation of conditions to the permit, unless the applicant agrees to a postponement. The Planning Board's recommendations shall be contained in the Certificate of Appropriateness.

(d) If designated a Minor Application the application can be approved at the regular meeting of the Historic Preservation Commission. A Certificate of Appropriateness will be issued within ten (10) days and a permit can be obtained, when necessary, from the administrative zoning officer.

(e) A denial of an application for a Certificate of Appropriateness shall include a statement of the reasons for the denial and the applicant shall be provided with a copy of that statement.

(f) The recommendations of the Planning Board shall be binding upon the applicant.

(g) Preliminary drawings may be submitted to the Historic Preservation Commission for review and counsel before proceeding with final plans for a Major Application.

7. **Emergency Repairs** - Emergency repairs shall consist only of those immediate remedial actions undertaken to alleviate the cause of damage to life or property where time will not permit the owner to obtain a Certificate of Appropriateness and a building permit prior to their undertaking. Upon notification by the property owner to the Zoning Officer, that Officer shall request the Chairman of the Historical Preservation Commission to inspect the property, or assign a qualified member of the Commission to do so, and determine the nature of the emergency, whether repair is feasible or, if not, the appropriateness of the replacement. The Chairman may call upon qualified professional expertise to assist in this determination. The Chairman shall provide a written report to the Zoning Officer so that a permit may be issued.

**SECTION 6 HISTORIC PRESERVATION COMMISSION** (Cont'd)

**F. Standards of Review**

In reviewing any application for a Historic District Certificate of Appropriateness, the Historic Preservation Commission and the Planning Board shall make their determinations as to whether an application should be approved, approved with conditions, or denied on the basis of the purposes and provisions of this Gloucester City Zoning Ordinance, the Gloucester City Land Use Procedures and Development Review Ordinance, and the following criteria of review adapted from the Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings", and the following design criteria. The Standards and Design Criteria are requirements. The Guidelines and Description of Styles and Check List provide general design and technical recommendations and shall be made available to applicants, their architects, contractors and subcontractors.

The approach taken by Gloucester City in establishing design criteria in the Historic District is based on the fact that portions of the District have an architectural cohesiveness of a period of time and therefore certain portions and places in the District should have an appropriateness of in-fill which should enhance the historic character of the District.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment 1 or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible,
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building; structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected, However, if an earlier appearance of a building is of primary significance, then restoration may be the preferred treatment. Removal of later changes may be allowed in certain cases, if such changes alter, obscure, or destroy the building's "character-defining" space, materials, features, or finishes of the building as it appeared during its primary period of significance.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Design for new construction and alterations and additions to existing properties shall not destroy significant historical, architectural or cultural material, and such design shall be compatible with the size, scale color, material, and character of the property, neighborhood or environment.
10. Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

G. Design Criteria

In assessing the factors of any proposed change under the application for such structures or improvements set forth above, the following design criteria shall be considered, in conjunction with the Standards of Review set forth above, by the Historic Preservation Commission and the Planning Board, to analyze the effect that the change applied for would have on the structure or improvements within the Historic District or immediate surrounding areas, as follows:

1. Area and Height - Maximum building height, minimum lot size, maximum coverage, etc., shall be as provided in the Zoning Ordinance for the respective tones, except the Zoning Board of Adjustment may waive such regulations where necessary to preserve historic characteristics, upon approval of the Historic Preservation Commission.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

2. Proportion of Facade - The relationship of the width of the building to the height of the front elevation shall be visibly compatible with the buildings and places to which it is visibly related.
3. Position of Openings - The relationship of the width of windows to the height of windows in a building shall be visibly compatible with the buildings and place to which it is visibly related.
4. Rhythm of Solids - The relationship of solids to voids in such facades of a building shall be visibly compatible with buildings and places to which they are visibly related.
5. Rhythm of Spacing - The relationship of the building to the open space between it and adjoining buildings shall be visibly compatible with the buildings and places to which it is visibly related.
6. Rhythm of Entrances - The relationship of entrances and porches to the street shall be visibly compatible to the buildings and places to which it is visibly related.
7. Relationship of Materials - The relationship of materials, texture and color of the facade and roof of a building shall be visibly compatible with the predominate materials used in buildings to which it is visibly related,
8. Roof - The roof shape of a building shall be visibly compatible with the buildings to which it is visibly related.
9. Continuity of Walls - Appurtenances of a building such as walls, open fencing, evergreens, landscaping and so forth shall form cohesive walls of enclosure along a street to the extent necessary to maintain visual compatibility of the building with the buildings and places to which it is visibly related.
10. Scale of Building - The size of a building, mass of a building in relation to open spaces, the windows and door openings, porches and balconies shall be visibly compatible to the buildings and place to which it is visibly related.
11. Directional Expression - A building shall be visibly compatible with buildings and places to which it is visibly related in its directional character, whether this be vertical character, horizontal character or non-directional character.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

12. Site and Open Land Standards - Original setbacks shall be maintained. Any additions to the building shall be restricted to the rear of the building.

Outbuildings not visually apparent from the street will not be subject to historic review.

Original landscaping is required. Replacement of front yard area with concrete is not permitted. Landscaping shall reflect the character of the building as closely as possible.

Any new construction on sites currently vacant will be subject to the same architectural standards as existing structures.

Parking lots, if visible from street, shall be provided with adequate landscape buffer as required by Zoning Ordinance.

13. Exterior Elements - Restoration to the original design characteristics of the existing structures shall be the primary aim in the consideration of all exterior building treatment. Such original design details and characteristics as now exist shall be preserved wherever possible. Where such original design details have been changed, modified, or eliminated, restoration to the original is preferred. Lacking specific knowledge of the details of the original, repair or replacement shall be designed to conform to the characteristics of the structure and the era in which it was built and the design characteristics of the area as a whole.

- (a) Materials. Materials shall whenever possible be in keeping with the brick and/or stone and/or wood construction of the original exteriors. Materials other than these original materials such as aluminum, steel or vinyl siding, asphalt and asbestos siding, finished glass, porcelain enamel, terra cotta, imitation brick or stone, corrugated metal, plastic, glazed or bright metal, stucco, etc., are not preferred. Addition of items to exterior facades and other walls visible from the street or other public places, and front or side yards, which might not have been present on a given structure originally, but which were common or appropriate to other structures of that particular period as, for instance, iron porch railings, carriage lamps, iron foot scrapers, 19th Century mail slots is allowed.

**SECTION 6 HISTORIC PRESERVATION COMMISSION** (Cont'd)

- (b) Exterior. It is preferred that brick and stone work shall be repaired or restored to original state. Painting on brick, stone, or cast block is not permitted.

The cleaning of dirty bricks and stone surfaces and the removal of paint from these surfaces shall be accomplished with methods as recommended by the Historic Review Commission.

Damaged brick and stone shall be repaired or replaced as necessary.

Should repointing be necessary, it is preferred that the old mortar be duplicated in composition, color, and texture and joint size and joint profile.

Parging of brick walls will normally be permitted only where demolition has exposed the rough brick, thereby requiring the application of a waterproof material,

The restoration of exterior woodwork where remaining is required. Where woodwork is deteriorated or missing, replacement is required.

- (c) Building Height - The cornice line on any new or remodeled building shall not be made higher than the height of the cornice lines on the two existing adjacent buildings nor shall any original top floor or floors of a building be removed.

- (d) Details

- (1) Doors and Windows - Retention of original window and door openings including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps and hardware is required.

Not permitted is the introduction of new window and door openings, or the infill of original window and door openings, or reduction or enlargement of original window and door openings.

Original doors, door frames, and transoms where intact shall be retained with repairs or restoration as necessary.

Doors, if not original, shall be replaced with door material (wood) and design consistent with the characteristics of the structure.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

13. (d) (1) (Cont'd)

It is preferred that door hardware, including knobs, knockers, letter slots, bells, house numbers and hinges be in keeping with the design characteristic of the structure. Replacement, if necessary, shall duplicate the material and design of the original hardware.

Storm and/or screen doors to be placed at front entranceways shall be chosen with the assistance of the Historic Review Commission. Storm doors shall reflect or be compatible with the original style of the building, Catalogs of sample screen/storm doors which are appropriate will be available to residents for inspection upon request.

- (2) Windows - Sash shall contain the original number of window lites. Original style window shall be retained.

Not preferred are windows of single pane glass or windows with multiple lites unless original windows have single or multiple pane glass. The same criteria apply to dormer windows and bay windows.

Storm windows are acceptable and should maintain the original window configuration or at minimum one over one lite,

- (3) Window Grilles - Metal window grilles (unless originals) are not permitted; but if used, shall be of a design so as to appear as unobtrusive as possible.

- (4) Dormer Windows - Dormers shall retain the appearance of the original dormers. This includes roof shape, window configuration, decorative moldings and materials.

The enlargement, reduction or removal of a dormer is not permitted.

- (5) Bay Windows - Bay windows, where original, shall be retained. Original material of the bay (pressed metal, fish scale shingles) shall be retained. Bays shall not be enlarged or reduced in size. The degree of projection shall not be altered. Not permitted is the covering of bays with aluminum siding, asphalt sheeting, tar paper, etc. Also not permitted is the new construction of a bay window not previously existing on front or side facades visible from the street

**SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)**

- (6) Balconies - All balconies where existing shall be retained. If deteriorated, restoration or replacement in a similar material is preferred.
- (7) Cellar Windows - It is preferred that cellar windows on facades and sides of buildings visible from the street or other public places are provided with wrought or cast iron window grilles of design appropriate to the period. Not permitted is the infill of cellar windows with glass block, concrete, or plywood.
- (8) Awnings - Awnings for residential properties are not preferred. If awnings are used, canvas is preferable to metal.
- (9) Shutters - The use of shutters is not permitted unless depicted on original photographs or strong evidence exists from buildings of the same design and age.
- (10) Roofs and Cornices - The most important item concerning roofs is the preservation of the original roof shape. It is preferred that roof materials remain the same as the original, although adequate substitutions will be allowed. One of the most outstanding features of the Second Empire housing within the district is the use of the imbricated or fish scale shingles. This type of shingle is a distinguishing mark of Victorian architecture, and every effort shall be made to retain this feature.  
  
Cornices, finals and other roof line trim, including decorative brackets and "cut-out" bargeboards shall be retained and, when necessary, repaired or restored to original material. These cornices are another distinguishing architectural feature of Victorian architecture and shall not be removed unless deteriorated beyond repair; in which case, replacement will be required.
- (11) Parapets and Decorative Brickwork - The use of brick parapets is another architectural element in the district which adds to the historic character. The removal of these parapets is not permitted. Replacement of deteriorated parapets is preferred.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

(12) **Decorative Brickwork** The retention of all original decorative brickwork on the facade is preferred. This brick work usually located along cornices, friezes, or chimneys and end walls is an important architectural feature reflective of the period in which these buildings were constructed.

(13) **Porches** - It is preferred that front and side porches visible from the street are of materials and design in keeping with the original design.

Porch roof should maintain the original roof configuration, line and material. If deteriorated, repair of porch roof is required. Removal of the porch is prohibited.

Decorative woodwork along the porch frieze, railing and sabbie shall be retained. If deteriorated, every effort shall be made toward restoration. If original porch woodwork is missing or severely deteriorated beyond feasible economic repair, replacement of such work is required. Accurate reproductions of historic wooden millwork are available. The Historic District Commission will advise property owners as to where to purchase such materials locally.

Decorative pressed metal porch cornices, where intact, shall be retained and restored if necessary.

Porch posts, columns, and railings where original, should be retained and restored if necessary. If replacement is necessary, materials and style shall be similar to the original. Cinder block or plywood is not permitted in the construction of new or reconstructed porches.

Decks in the modern sense, which are clearly incompatible with the original or evolved style, may not be erected in public view. Such decks if installed, must be confined to a portion of the building that is not visible from a public way.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

- (14) Porch Steps - Original materials of porch steps shall be retained. Original alignment of porch steps and original handrails shall be retained. Replacement, if necessary, shall be of materials and in style resembling the original.
- Pipe railings are not permitted on stoops or porches.
- (15) Porch and Door Lights - Fixtures shall be of design appropriate and in keeping with the general historic character of the area.
- (16) Fences, Walls and Gates - Original wrought iron fences and gates on street frontages shall be retained and maintained in good order as to alignment and protected with paint as often as required. Installation of chain link or cyclone fences is prohibited.
- (17) Chimneys and Vents - It is recommended that vents be located, where feasible, atop buildings and not on building facades or sides of buildings where they are visible from the street or areas where there is pedestrian traffic. It is preferred that important design features of buildings be restored. When replacement is required the chimney shall be of a design characteristic of the design period of the building.
- (18) Gutters and Down Spouts - Structures should have a controlled method of disposal of water. Such building attachments shall be painted to blend with the building. Cast iron down spouts, boots and fancy roof line scuppers stop down spouts shall be retained.
- (19) Mechanical Equipment and Utilities - Telephone wires, electric wires, T.V. aerials and lead wires, electric meters, oil fill pipes are not permitted on facades readily visible from street frontages. In circumstances where this cannot be avoided, every effort shall be made to obscure these elements.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

(19)(Cont'd)

It is recommended that air conditioners be placed in windows as unobtrusively as possible and be placed in rear windows wherever possible.

Compliance with building safety code requirements shall be in such a manner that the essential character of the building is preserved intact.

Fire escapes shall be placed as unobtrusively as possible and painted in a color to blend with the surfaces against which it is mounted.

(20) Storefronts - Storefronts are of particular importance to the street scape, The original window and entry configuration shall be retained. Entranceways located on a diagonal shall not be aligned. . Original columns, awnings, ornamented bracketed cornices and other elements compatible with the predominant architectural style of the neighborhood shall be retained. Windows and doorways shall not be reduced or enlarged. Transoms shall be retained.

Infill of original storefront windows with concrete, stucco, or wood siding is not preferred. Where infill has occurred, restoration to the original appearance is highly recommended.

Removal or the rearrangement of any brick work on a building facade and the replacement of same with a steel and glass or wood frame storefront in a design not characteristic of the period is strongly discouraged.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

H. Description of Styles and Checklist of Exterior Design Elements.

1. Simple Colonial

Early 18th Century and most of 17th Century buildings were simple in design, little ornamentation, steep roof usually, leaded glass windows and later sash windows. Haphazard irregularity of miscellaneous massed gables, lean-tos, overhangs and pent eaves.

Exterior Design Elements:

Hand-wrought nails usually

Some mortise and tenon joints

Plain details

Simple straight-forward design

Much timber used

Beaded siding

Vertical boards with bead sometimes used on exterior

2. Georgian Colonial

Later 18th Century with less steep roof lines, divided sash, adaptation of classical details for individual features, cornices, doorway, perhaps a cupola. Some without any general classical treatment beyond a symmetrical arrangement of fenestration, etc. Uniform cornices, hip roofs, and pedimented gable.

Exterior Design Elements:

Divided sash with wood muntins

Classic details appear following Roman and Greek orders, Tuscan, Doric, Ionic, Corinthian and Composite. Moldings in curves following classic

Pilasters and columns used

Pediments occur

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

Hip roofs - Cupolas

More ornamentation

Hand-wrought and cut nails.

Beaded siding in many cases.

3. Georgian Colonial

Late 18th Century here assumed a monumental character with rich detail; then Palladian strictness.

Exterior Design Elements:

Detail of classical features highly ornamented.

Elaborate moldings, often carved with egg and dart design, etc.

Broken pediments over elaborate doors.

Palladian windows appear.

Arches used.

Columns and pilasters ornamented and sometimes fluted

4. Federal Colonial

Classical Symmetry order, distinguishing characteristics of classical period. Used sense of proportion in placement of windows and doors.

Exterior Design Elements:

Classical design followed as in the Georgian, but more strictly adhered to

Windows and doors centered and balanced

Openings equal on each side of a center line

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

Some types place windows directly over each other

Doors in center of facade

Highly ornamented but used sparingly

5. Late Federal Style

Further adaptations of Federal Colonial style with Adam influence in design features, and ornamentation of the "New Republic."

Exterior Design Elements:

Adaptations of Federal Colonial with variations

Influence of Adams Brothers in details.

Carved motifs of Adam design used

Eagle and other signs of the new republic used in details, etc.

6. Classic Revival

The distinguishing characteristics of the classical period is its regularity, symmetry and order; sense of proportion in the placement of windows and doors, It includes pediments, porticoes, pilasters, cornices and entablatures.

Exterior Design Elements:

Follows Federal Colonial Style even more classic character

Sizes of columns, pilasters, cornice, pediments with moldings, facias, etc.

Fan-lights

Triglyphs, dentils, and modillions in cornice work

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

7. Early Victorian

Included some classical revival features and forms of Grecian architecture, with columns, pediments, etc.

Exterior Design Elements:

Deviations from strict classical

Follows Classical Revival but takes more liberties

Symmetry not followed as closely

Some machine made nails used

Porticoes

Symmetry in facade in fenestration and design

8. Victorian (Combining other countries)

Details taken from Italian, French, Tudor, Gothic, Oriental, etc., such as the Italianate Villa Style with square forms, hiproofs, arched windows, etc.,

Exterior Design Elements:

More freedom than classical, with types from other countries added

Arched windows

Square forms, towers, etc.

Italian design added, French and Tudor, also Oriental

Gothic forms in design, pointed arch, etc.

Hip roofs predominate

Wire nails appear

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

9. Gothic Revival

Heavy Gothic forms with pointed arches, etc., used in detail of this type Victorian. Sometimes laid over an earlier form of architecture. Contained porches, annexes, niches, pinnacles, railings, shutters, verandas, stained glass, etc.

Exterior Design Elements:

Victorian styles with Gothic features

Often hides old forms

Pointed arches/Gothic shaft (Cathedral type)

Gables

Plaster tracery

Gothic moldings

Pinnacles

Stained glass

Railings

Shutters, verandas, etc.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

10. Late Victorian

Architecture of this period utilized new materials, and new techniques were developed but on the old forms. Introduced wire fretwork, spindles, Mansard roofs, frilly barge boards under the eaves, the "Gingerbread Age", with much expression in wood using the shingle style.

Exterior Design Elements:

Mansard roofs

Eave barge boards in a frilly design, wood.

Wood shingles used.

Fretwork (gingerbread age).

Finials.

Balustrades.

Bay windows, brackets.

Some early Victorian and Gothic features

11. Late 19th Century

Continuation of the Late Victorian style with added features of the Classic Revival or Georgian and Federal periods.

Exterior Design Elements:

Combinations of later periods

Some classical features in with the Federal and Georgian design

Wood siding used-beveled (not beaded) and some cut square, some rounded

Shingles used on exterior, some rounded

Classical details not followed too closely, more loose interpretation

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

12. Georgian Revival

The elaboration of the earlier Georgian Style with heavy cornices, entablatures and columns. More detail than ever incorporated in the facades. Very ornate and finely detailed in all surfaces both interior and exterior. English Georgian style elaborated upon.

Exterior Design Elements:

Follows English Georgian style more closely

General design has more ornamentation and fine detail

Period closely followed with arches, pediments, columns and pilasters exact to scale, some ornamented and fluted

Plain urns or pediments gave way to carved pineapples, etc.

Fan lights, transoms, casement doors, etc. all with glass divided with wood muntins, etc.

Much carving of ornament

13. 20th Century includes all structures built in this century which are not reproductions of earlier styles.

I. Demolition or Moving Structure

1. Every building and site located in the Historic District, listed on the National Register of Historic Places, or described in the Inventory and Description of Houses, Buildings, and Sites in the Gloucester City Historic District, is a contributing building and site to the District, and the Historic Preservation Commission and the Planning Board shall consider its demolition or moving in relation to its impact on the streetscape and neighborhood, whether or not it is of historic or architectural significance.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

2. On any application for a Certificate of Appropriateness permit to demolish or move any structure in the Historic District, the Planning Board shall hold a public hearing. At this public hearing, the Planning Board shall hear from the Historic Preservation Commission and any other interested party or organization, as to whether the permit shall be issued. In making its determination, the planning Board shall use the criteria set forth in this ordinance. The Planning Board may postpone issuance of such permits for a period of six months, during which time the Planning Board may hold other hearings to determine if there is some other means of preserving the building. The Planning Board is empowered to work out with the owner feasible plans for preservation of structures where moving or demolition thereof would be a great loss to the public, the City, the streetscape or the neighborhood. In the event that it is hewn that the owner has a reasonable economic use of the property, and that the structure should be preserved on the basis E the standards set forth in this ordinance, the Planning Board may deny the application for a Certificate of Appropriateness permit to demolish or move the structure.
3. When it is necessary to move a historic building to another site within the City to preserve it, upon approval of the relocation plans by the Planning Board, said building may be relocated providing it fulfills the area regulations of said zone as to lot size, set back, and yard area.

J. Guidelines for Interpretation

It is the intent of this section that the Historic Preservation Commission and the Planning Board:

1. Consider only the exterior features of a structure or site.
2. Consider, in passing appropriateness of exterior architectural features in a site plan or major development, the purposes set forth in this ordinance and consider among other things the general design, arrangements and material of the building or structure in accordance with the Standards of Review as set forth in this ordinance, and also color, lighting, awnings, fences, landscaping and walkways, and the relationship of such factors to similar features of historic structures in the immediate surroundings, and the position of such structures in relation to the street or public way.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

3. Be strict in their judgment of plans for alteration, addition, repair, replacement, restoration, rehabilitation, or demolition of existing structures deemed to be of historic or architectural significance.
  4. Be lenient in their review of alteration, repair, replacement, addition of structures of little historic or architectural value, except where such alteration, repair, replacement, or addition would damage the historic or architectural value and character of adjacent or nearby structures or the streetscape.
  5. Discourage the demolition of structures that have historic significance or that are valuable for the period of architecture that they represent or for their contribution to the integrity of the streetscape.
  6. In the case of an application for a Certificate of Appropriateness permit to demolish a structure, to consider as part of that determination, the site plan and all aspects of the exterior design of the proposed new structure.
- K. Additions to the Historic District
1. If the Historic Preservation Commission or the Planning Board recommends creating an additional Historic District or Districts by including additional land area to the initial District, the Planning Board shall do so by a survey, prepared by the Historic Preservation Commission, of properties in the proposed land area. The Planning Board shall notify each owner in the proposed addition to the Historic District that his property has been tentatively designated for inclusion in a Historic District and the reasons therefore by certified mail, and advise each owner of the significance and consequences of such tentative designation, and shall comply with the requirements set forth in this ordinance.
  2. The Planning Board shall, as soon as practicable, make public a complete list and map of the tentatively designated additional Historic Districts, specifying the location, boundaries, and proper names thereof, and in each case, the reason for such designation. The tentative list and map shall thereafter be submitted at a public hearing for the examination by the public.
  3. A list and map showing all proposed Historic Districts shall be published, together with the notice of the hearing on the same, in the official newspaper, not less than ten (10) days before such hearing is to be held.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

4. After full consideration of the evidence brought forth at the special public hearing, the Planning Board shall make its final decisions on the designations and in support of its actions with respect to each Historic District designation or historic landmark,
5. The list shall be submitted thereafter to the City Clerk. The City Council shall then consider whether to adopt the designation list and map by ordinance. Upon adoption, the designation list and map shall also be incorporated by reference into the municipal map and zoning.
6. Copies of the designation list and official map as adopted shall be made public and distributed to all municipal agencies reviewing development applications, building permits and housing permits.

L. Criteria for Designation

A building, complex of buildings, structure, site, object or district may be designated for preservation if it:

1. Has significant character, interest or value as part of the heritage or cultural characteristics of the municipality, State or Nation or is associated with the life of a person significant in the past; or
2. Is associated with an event of importance to the history of the municipality, State or Nation; or
3. Reflects the environment in an era characterized by a distinctive architectural style; or
4. Embodies distinguishing characteristics of an architectural style or engineering specimen; or
5. Is the work of a designer, architect, landscape architect or designer, or engineer whose work has significantly influenced the historical, architectural, economic, social, or cultural development of the municipality, State or Nation; or

**SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)**

6. Contains elements of design, detail, materials, or craftsmanship which possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
7. Is part of or related to park or other distinctive area which should be preserved according to a historic, cultural or architectural motif; or
8. Has yielded, or may be likely to yield, information important to pre-history or history; or
9. Exemplifies the cultural, political, economic, social or historical heritage of the community.

**M. Performance of Work**

All work performed pursuant to the issuance of a permit for the alteration or demolition of a building, structure, site or object subject to the review of the Historic Preservation Commission and the Planning Board shall conform to the requirements of the permit. It shall be the duty of the Administrative Zoning Officer to inspect from time to time any work performed pursuant to such permit in order to ensure compliance. In the event that work is not being performed in accordance with the permit requirements, the Zoning Officer shall issue a stop work order and all work shall cease until the work is brought into conformity with the requirements of the permit.

**N. Enforcement**

1. Any person who is convicted of a violation of this ordinance shall be subject to a fine of not more than five hundred (\$500) dollars or not more than six (6) months imprisonment or both.
2. Any person who alters or demolishes a building, structure, site or object in violation of the provisions of this ordinance or in violation of any conditions or requirements specified in a permit shall, in addition to any other penalties, be required to restore the building, structure, site or object involved to its appearance prior to the violation.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

3. Nothing contained herein shall supersede the powers of other local legislative or regulatory bodies or relieve any property owner of complying with the requirements of any other state statutes or municipal ordinances or regulations.
4. In the event of any inconsistency, ambiguity or overlapping of requirements between this ordinance and any other requirement enforced in the municipality, the more restrictive requirements shall apply.
5. An action to enforce this Ordinance may be commenced by the Gloucester City Planning Board, the administrative zoning officer, any citizen of Gloucester City or any person or entity otherwise permitted by law to commence such action.
0. Signs in Historic District
  1. In addition to conforming to the regulations contained in the Zoning or Land Development Ordinance, approval of the display of signs may be granted by the Planning Board only when such signs and the plans thereafter, so far as they relate to the appearance, color, lettering, size, texture of materials, design, position, and method of attachment, conform to the historical and distinctive character of the Historic District, and is not detrimental to the intent and plan of Historic Preservation, and is not detrimental to those building having architectural and historical significance.
  2. No sign in the Historic District shall be placed on a building or structure in such a way as to obscure or mar any architectural feature deemed to be important to the architectural integrity of the building or structure.
  3. All applications for sign permits within the Historic District of the City of Gloucester City shall be submitted to the Historic Preservation Commission for review and recommendation to the Planning Board, and shall be made upon forms furnished by the Administrative Zoning Officer. Such an application shall be accompanied by the appropriate number of sketches and drawings showing details of construction and foundation, when required by the Building Code of the City of Gloucester City, and shall delineate the size, shape, design, coloring, lighting, lettering, texture of material, and position in relation to the building from or upon which it shall be displayed.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

P. Historical Marker Signs

No historical marker placed on a historic building, structure, site or City property by an accredited historic or civic organization, or the City of Gloucester City, may be removed or altered without the approval of the Planning Board with the recommendation of the Historic Preservation Commission.

Q. Definitions

The following words and phrases shall have the meaning ascribed to them in this section:

1. Addition - The construction of new improvements as part of an existing improvement when such improvement changes affects the exterior of a structure.
2. Alter or Alteration - A change in the appearance of a building, structure or site which is not otherwise covered by the definition of demolition, or any other change for which a permit is required under the general Zoning Ordinances. Alteration includes the re-roofing, cleaning or pointing of a building or structure.
3. Building - A structure, its site and appurtenances created to shelter any form of human activity.
4. Certificate of Appropriateness - The written approval issued by the Planning Board when so required prior to any work or activity commencing on property within the Historic District.
5. Construct or Construction The erection of a new building, structure or object.
6. Contributing Building - Structure, site of object within a district that reflects the historical or architectural character of the district as defined by the ordinance designations.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

7. Demolition or Demolish - The razing or destruction, whether entirely or in significant part, of a building, structure, site or object. Demolition includes the removal of a building, structure or object from its site or the removal or destruction of a facade or surface.
8. Design - Exterior features including mass, height, appearance and the texture, color, nature and composition of materials.
9. Development - The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to this ordinance.
10. Historic District - One or more historic sites and intervening or surrounding property significantly affecting affected by the quality and character of the historic site or sites including the area or areas designated by map, attached hereto and made a part hereof as adopted within the Master Plan of the City of Gloucester City, to be amended from time to time in accordance with this Ordinance.
11. Historic Preservation Commission - The review board established pursuant to this Ordinance.
12. Historic Site - Any real property, man-made structure, natural object or configuration or any portion or groups of the foregoing which has been formally designated in the master plan as being of historical, archeological, cultural, scenic or architectural significance.
13. Object - A material thing of functional, aesthetic, cultural, historic or scientific value that may be, by nature or design, movable yet related to a specific setting or environment (as a monument or historic road marker).
14. Preservation - The act or process of applying measures to sustain the existing form, integrity, and material of a structure and the existing form and negative cover of a site. It may include initial stabilization work as well as ongoing maintenance.

SECTION 6 HISTORIC PRESERVATION COMMISSION (Cont'd)

15. Rehabilitation - The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural and cultural values.
16. Restoration - The act or process of accurately recovering the form and details of a structure and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.
17. Site - The location of a significant event, a prehistoric or historical occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself maintains historical, cultural, or archaeological value regardless of the value of any existing structure.
18. Streetscape - The visual character of the street, including the architecture, landscaping, fences, gates, storefronts, signs, color, lighting, paving, setback.