

Regulations Governing Consideration and Review of Demolition in Lakeside

Lakeside is on the National Registry of Historic Districts. This designation recognizes an area's unique and important historic character, architectural character and sense of place. Each Lakeside cottage and structure is part of that history and, as such, has historical importance. Preservation and modification of Lakeside buildings are addressed in Lakeside Regulation 2-2 (A):

The creation of the Lakeside district recognized the unique situation within the property owned by the Lakeside Association and is designed to accommodate the mix of residential, recreational, educational, and commercial uses therein. The Lakeside Historic District is listed on the National Register of Historic Places. Aside from Danbury zoning regulations, other design regulations may be enforced by the Lakeside Association through its Historic Preservation and Design Review Board. The HP-DRB is concerned with preserving Lakeside's historic character through such matters as design, texture and materials, exterior architectural features and landscaping. Leaseholders planning the construction, restoration, reconstruction, rehabilitation or razing of any buildings in Lakeside, must receive a certificate of appropriateness from the HP-DRB.

As a Historic District in the National Register of Historic Places the HP-DRB now and in all possible situations of construction, restoration, reconstruction, rehabilitation or razing (demolition) of any building in Lakeside accept and be guided by the STANDARDS OF GUIDANCE FOR REHABILITATING HISTORIC BUILDINGS ADOPTED BY THE SECRETARY OF INTERIOR NATIONAL PARK SERVICE AND STATED AS FOLLOWS:

- (1) A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features spaces, and spatial relationships.***
- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relations that characterize a property will be avoided.***
- (3) Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.***
- (4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.***
- (5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***
- (6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***
- (7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.***
- (8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***
- (9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***
- (10) New additions and adjacent or related new construction and new buildings will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment not be impaired.***

While maintenance and improvement are encouraged and alteration is very possible, Demolition of a Lakeside structure is considered with very great reluctance.

Requests for demolition are reviewed by the Lakeside Historic Preservation and Design Review Board in accordance with Lakeside Regulation 3-18 (D): *Review and Permit for Demolition of Part or all of an Existing Structure*.

- (1) It is the goal of these guidelines to seek alternatives to demolition before such acts are performed.**
- (2) Demolition is defined as the act of demolishing or removing (a) 50% or more of the roof area as measured in plan view or (b) 50% or more of the exterior walls of a building as measured contiguously around the building or (c) any exterior façade facing a public street, park or lake front.**
- (3) In order to protect the historic character of Lakeside, the demolition of a structure shall only be permitted in the rarest of circumstances such as where demolition is required by severe damage to or deterioration of a structure (not caused by the owner). For example, if a structure is in such poor condition that it is condemned by a local governmental authority, it is likely that the HP&DRB would grant a Demolition Application. An important component of a Demolition Application is the replacement structure that will be constructed on the property. In protecting the historic character of Lakeside, the HP&DRB may look favorably upon a Demolition Application which would involve only partial demolition of a structure and the construction of a replacement structure which incorporates the most historic portions of the prior structure. Similarly, although less preferable, the HP&DRB may look favorably upon a Demolition Application which involves a replacement structure which is a reproduction of the prior structure, or a replacement structure which differs from the prior structure due to the unique circumstances of the property but is still consistent with authenticated historical styles recognized as inherent to the community. In contrast, a Demolition Application which merely seeks to provide the property owner with greater flexibility in the sale of a property will generally be denied. Be advised that these are only general statements of the HP&DRB, and the HP-DRB evaluates each particular Demolition Application on its own facts and circumstances.**
- (4) Review process by HP-DRB**
 - (a) Upon receipt of application for demolition the applicant shall prominently post a copy of the application at the building and continue said posting until the application is approved or denied by HP-DRB.**
 - (b) Applicant shall notify all property owners abutting or across the street of the application in the same manner as required in Section 3-18 (B) (3).**
 - (c) HP-DRB shall be allowed a maximum period of six (6) months from date of receipt of application to determine and receive community input on the application, schedule and hold public hearings on application, and to allow the assessment by the HP-DRB of the historical merit of the building and its relation to surrounding properties and to the historic district.**

If a cottage or other structure is approved for demolition, the replacement structure must be designed and built in conformance to Regulation 2.2 (B) *Size and Scale*

- (1) The size and scale of new additions and adjacent or related new construction and new buildings shall be in conformance with the prevailing size of other structures within the local neighborhood so as not to diminish or visually overpower either the original historic building or its immediate neighborhood.**