

ZONING AND LAND USE

300 Attachment 7.2

Village of Dobbs Ferry

Appendix K: Historic District Application and Individual Property Form

HISTORIC DISTRICT NOMINATION FORM

Form Prepared by:

Name/Title:

Organization:

Email address:

Telephone:

Date Submitted:

For the proposed district, please attach the following:

- A map that clearly shows the boundaries of the proposed district; all buildings and structures (with their addresses); and all streets within the proposed boundaries.
- A written justification for the proposed boundaries of the district.
- A narrative description of the proposed district, and its history.
- A statement of significance explaining the district's cultural, architectural, and/or historical significance in Dobbs Ferry.
- A bibliography that cites any books, articles, maps or other sources used in preparing this form.
- Individual property forms for each house or site within the proposed district.

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INDIVIDUAL PROPERTY FORM

Form Prepared by:

Name:

Email:

Telephone:

COMPLETE THE FOLLOWING FOR EACH PROPERTY WITHIN THE PROPOSED DISTRICT:

Address:

Current Owner:

Original Owner:

Historic Functions or Uses:

Current Functions or Uses:

Name of original architect (if known):

Evaluation score: (from page 11):

Architectural style or styles:

Please attach current photographs of the property, as well as historic photographs, if any.

Narrative architectural description:

Begin with a brief summary paragraph that describes the property and its surroundings. The basic information should describe the type of foundation, construction materials, roof type and materials. Then describe the present condition of the building(s), the basic architectural design features, including windows, doors, and decorative details. Describe alterations that have changed the original appearance of the building(s), when they were made, and why. Describe any ancillary resources, such as outbuildings, walls and fences, and landscape features that were a part of and contribute to the historic significance of the property.

Statement of Significance:

For each property, indicate which of these Statements of Significance apply, and include a written explanation of your selection. Keep in mind that historical significance is not limited to properties associated with the most important figures in our village's history or the finest examples of high style architecture. A wide variety of properties, ranging from the simple to the complex, can serve as tangible evidence of a community's cultural heritage and historic identity.

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Choose as many as apply.

- The property possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
- The property is identified with historic personages; or
- The property embodies the distinguishing characteristics of an architectural style; or
- The property is the work of a designer whose work has significantly influenced an age; or
- Because of unique location or singular physical characteristic, represents an established and familiar visual feature of the neighborhood.
- The property, while not aesthetically or historically valuable on its own, is part of a collection of structures which together serve as tangible evidence of a community's cultural heritage and historic identity.
- Is listed in the National Register of Historic Places or the New York Register.

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**COMPLETE THIS EVALUATION WORKSHEET FOR EACH PROPERTY
WITHIN THE PROPOSED DISTRICT:**

Include written explanations to justify ratings. For example, a rating of "E" on No. 9, Age, would be justified by "Built in 1850".

A. VISUAL QUALITY/DESIGN

1. EXTERIOR

Quality of form, composition, detailing, and ornament in part on originality, artistic merit, craftsmanship, sensitivity to surroundings and overall visual quality.

- E Excellent
- VG Very Good
- G Good
- FP Undistinguished

Applies to natural features as well as to man-made features. A "G" rating is appropriate for features which have any clearly identifiable visual or design value. An "E" rating is appropriate for features which, based on exterior visual quality alone, appear eligible for the National Register of Historic Places.

2. STYLE

Significance as an example of a particular architectural style, type, or convention.

- E Especially fine or extremely early example if many survive; excellent example if few survive.
- VG Good or early example if many survive; very good example if few survive.
- G Good example
- FP Of no particular interest.

3. DESIGNER

a. Designed or built by an architect, engineer, builder, artist, or other designer who has made significant contribution to the community, state, or nation.

- E Designer of primary importance.
- VG Designer of secondary importance.
- G Designer of tertiary importance.
- FP Designer unknown or of no particular importance.

The significance of the designer must itself be established before this criterion is applied. Normally, an especially active designer will be rated at least "G".

OR

b. Significance as an example of vernacular architecture.

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- E Especially fine or early example if many survive (within the village); excellent example if few survive (within the village).
- VG Very good or early example if many survive (within the Village); good example if few survive (within the Village).
- G Good example (within the Village).
- FP Of no particular interest.

4. CONSTRUCTION

Significance as an example of a particular structural material, surface material, craft tradition, or method of construction.

- E Especially fine or very early example if few survive (within the Village).
- VG Especially fine or very early example if many survive; good example if few survive (within the Village).
- G Good example of any material or method not generally in current use.
- FP Of no particular interest.

Examples of "especially fine" construction methods or structural materials include those which successfully address challenging structural problems, or which are treated as visible design elements that contribute significantly to the resource's overall design quality, or which exhibit fine craftsmanship.

Examples of "especially fine" surface materials include stone (granite, marble) and terra cotta. Surface materials should be treated under this criterion only according to their type and according to the level of craftsmanship which they represent.

5. SUPPORTIVE ELEMENTS

Fences, walls, out-buildings, trees, landscaping, and other secondary elements which are accessory to the feature being evaluated and are supportive of, or enhance the features' notable qualities.

- E Many especially fine or unusual supportive elements.
- VG One or several especially fine or unusual supportive elements.
- G Supportive elements, but none are especially fine or unusual.
- FP No supportive elements.

A supportive element considered "especially fine or unusual" is notable enough to warrant separate evaluation.

B. HISTORY/ASSOCIATION

6. PERSON/ORGANIZATION

Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

- E Person/organization of primary importance intimately connected with the property.

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- VG Person/organization of primary importance loosely connected, or person/organization of secondary importance intimately connected.
- G Person/organization of secondary importance loosely connected, or event of tertiary importance intimately connected.
- FP No connection with person/organization of importance.
- The significance of the person, group, organization, or institution must itself be established before this criterion is applied. A person/organization of primary importance at the local level will have played a decisive and far reaching role in the development of Dobbs Ferry as a community. Such significance may be at the local level. "Intimately connected" will often mean that the resource was intimately associated with an important period in the life or activities of the person, group, organization, or institution.*
- A person/organization of secondary importance at the local level will have played a major or leading (but not decisive) role in the development of Dobbs Ferry as a community or a decisive role in the development of a particular neighborhood or of a particular ethnic group or segment of the community. The state and national/international levels are treated similarly.*
- If the feature has been significantly altered since the time of its association with the person/organization and if such alteration is not treated in Criteria Section "D", then the person/organization will be considered to be only "loosely connected" with the feature.*

7. EVENT

Associated with an event that has made a significant contribution to the community, state, or nation.

- E Event of primary importance intimately connected with the property.
- VG Event of primary importance loosely connected, or event of secondary importance intimately connected.
- G Event of secondary importance loosely connected, or event of tertiary importance intimately connected.
- FP No connections with event of importance.

8. PATTERNS

Associated with and effectively illustrative of broad patterns of cultural, social, political economic, or industrial history, or of the development of the Village, or of distinct geographic regions, or ethnic groups of particular well defined era.

- E Patterns of primary importance intimately connected with property.
- VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected.
- G Patterns of secondary importance loosely connected, or patterns of tertiary importance intimately connected.
- FP No connection with patterns of importance.

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A helpful measure of this criterion is to consider how useful the feature would be for the teaching of cultural history.

A feature is normally "intimately connected" with a pattern if the feature exhibits the essence of the pattern. A feature is normally "loosely connected" with a pattern if the feature only exhibits the influence of the pattern. A pattern will normally be considered "intimately connected" (secondary or tertiary importance) with the feature if only a few associated with the pattern survive.

"Intimate" and "loose" connections for significantly altered features are treated the same way as for Criterion 6 (PERSON/ORGANIZATION).

9. AGE

Of particular age in relationship of the periods of development of buildings in the area.

- E Established prior to 1860
- VG Built between 1860 and 1906
- G Built between 1907 and 1945
- FP Built since 1945

C. ENVIRONMENTAL/CONTEXT

10. CONTINUITY

Contributes to the visual, historic or other environmental continuity or character of the street area.

- E Helps establish the character of an area of primary importance or constitutes a district.
- VG Maintains the character of an area of primary importance or helps establish the character of an area of secondary importance or constitutes a feature group.
- G Compatible with the character of an area of primary importance or maintains the character of an area of secondary importance.
- FP Incompatible with an area of primary importance or not located in an area of primary or secondary importance.

"Area of primary or secondary importance" generally means a feature group, streetscape, district, or other area notable enough to warrant a separate evaluation.

If the feature has been removed (i.e., given an "F" or "P" rating under Criterion 15 - STRUCTURAL REMOVALS), and the property has, therefore, become only a "site", continuity should be evaluated by imagining the feature restored to its site, but in the existing surroundings.

11. SETTING

Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

- E Of particular importance establishing the character of the area.

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- VG Of importance in establishing or maintaining dominant character of the area.
- G Compatible with dominant character of the area.
- FP Incompatible with dominant character of the area, or unimportant.

12. FAMILIARITY

Prominence or familiarity within the neighborhood, village or region.

- E A structure which may be taken as a symbol for the village or region as a whole.
- VG A conspicuous and familiar feature in the context of the village or region.
- G A conspicuous and familiar structure in the context of the neighborhood.
- FP Not particularly conspicuous or familiar.

*A helpful measure of this criterion is to consider whether a typical resident of the neighborhood, village, or region would notice the feature and remember it.
If the feature has been removed, this criterion should be evaluated by considering the feature's role (if any) as a "landmark" prior to its removal.*

D. INTEGRITY

13. CONDITION

Extent to which the feature has experienced deterioration.

- E No apparent surface wear or structural problems.
- VG Exhibits only minor surface wear.
- G Exhibits considerable surface wear or significant structural problems.
- FP Exhibits considerable surface wear and significant structural problems.
*"Minor surface wear" generally means that no replacement of design elements due to deterioration is required.
"Considerable surface wear" generally means that some design elements have deteriorated to such an extent that they must be replaced.
"Significant structural problems" will generally be associated with sagging floor lines, out-of-plumb walls and fire damage.*

14. EXTERIOR ALTERATIONS

Degree of alteration done to important exterior materials and design features.

- E No changes or very minor changes.
- VG Minor alterations which do not change the overall character (e.g., ground floor remodeled, secondary cornice removed, large numbers of windows replaced, etc.).
- G Overall character changed, but recognizable (e.g., removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major element).
- FP Altered beyond recognition.

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Sometimes alterations which change the character of the feature have sufficient merit by themselves to warrant separate evaluations. An example might be a well-designed art deco remodeled storefront on a Victorian commercial building.

15. STRUCTURAL REMOVALS

Extent to which wings, stories, roofs, and other important large scale structural components have been removed.

- E No important structural removals.
- VG Important portions of feature removed, but with other portions remaining.
- G Majority of building removed or entire feature removed, but with surviving traces (entry steps, trees, fences, etc.)
- FP Entire feature removed with no surviving traces.
The consideration given to "traces" in distinguishing a "G" from a "FP" rating will often "double count" supportive elements evaluated under Criterion 6 (PERSON/ORGANIZATION). This reflects the increased associative importance of these supportive elements when the main feature has been removed.

16. SITE

Relation of feature to its original site and neighborhood

- E Has not been moved.
- VG Has been moved within the boundaries of its original site.
- G Has been relocated to a new site in the same neighborhood as the original site.
- FP Has been relocated to a new site in a different neighborhood.
"Original site" means the site occupied by the feature at the time the feature achieved significance, which in some cases may have been after the feature was constructed or established.
This criterion is less important if the feature is significant primarily for its visual quality or design (Criteria Section "A") or is the surviving structure most importantly associated with a significant person, organization or event.

E. REVERSIBILITY

17. EXTERIOR

Extent to which integrity losses (see Criteria 13-16) can be reversed, and ease or difficulty of making such corrections.

- E Highly reversible. Almost all of original appears to exist, though covered.
- VG Reversible. Some original missing or badly damaged, but 2/3 or more appears to exist.
- G Not easily reversible. Only 1/3 to 2/3 of original appears to exist.
- FP Very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility.

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Materials easier to replicate - like shingles or rustic siding - rate higher than material difficult or expensive to replicate, such as terra cotta.

Process easy to undo - like shingles over rustic siding - rate higher than permanent processes like sandblasting.

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

18. NATIONAL REGISTER OF HISTORIC PLACES OR NEW YORK REGISTER

Status for listing in either the National Register of Historic Places or the New York Register.

- E** Listed or formally determined eligible for listing in either the National or New York Register by the State Historic Preservation Officer, Keeper of the National Register, or a unit of the National Park Service.
- VG** Appears eligible for listing in either the National or New York Register based on a historic survey and evaluation prepared by a historian or architectural historian.
- G** May become eligible in the future for listing in either the National or New York Register when
 - (1) the property meets the Register's 50 year age requirement,
 - (2) additional historical or architectural research is performed on the property, or
 - (3) the architectural integrity of the property is restored
- FP** Does not appear to be eligible for listing in either the National or New York Register.

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SCORE SHEET: COMPLETE FOR EACH PROPERTY WITHIN THE PROPOSED DISTRICT

A. VISUAL QUALITY/DESIGN	E	VG	G	FP	
1. Exterior	16	12	6	0	
2. Style	10	8	4	0	
3. Designer	6	4	2	0	
4. Construction	10	8	4	0	
5. Supportive elements	8	6	3	0	
				SUBTOTAL:	
B. HISTORY/ASSOCIATION	E	VG	G	FP	
6. Person/organization	20	15	7	0	
7. Event	20	15	7	0	
8. Patterns	12	9	5	0	
9. Age	8	6	3	0	
				SUBTOTAL:	
C. ENVIRONMENTAL/CONTEXT	E	VG	G	FP	
10. Continuity	8	6	3	0	
11. Setting	6	4	2	0	
12. Familiarity	10	8	4	0	
				SUBTOTAL:	
D. INTEGRITY	E	VG	G	FP	
13. Condition	20	15	7	0	
14. Exterior Alterations	10	8	4	0	
15. Structural Removals	10	8	4	0	
16. Site	8	6	3	0	
				SUBTOTAL:	
E. REVERSIBILITY	E	VG	G	FP	
17. Exterior	20	15	7	0	
				SUBTOTAL:	
F. ADDITIONAL CONSIDERATIONS	E	VG	G	FP	
18. National or New York Register	20	15	7	0	
				SUBTOTAL:	
				TOTAL POINTS:	

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EVALUATION RESULTS: INCLUDE RESULT FOR EACH PROPERTY WITHIN THE PROPOSED DISTRICT

83 – 222

Candidate Historic Landmark (CHL)

A significant historic resource having the potential for designation as a Historic Landmark. Preservation of this resource is essential.

41 – 82

Contributing Structure (CS)

A special historic resource that contributes to the historic fabric of the community, or to a particular neighborhood, or to a more important structure. The relationship of this structure to other Historic Landmarks/Historic Districts may make its preservation important to other structures or to a definable geographic area. This resource has the potential to be considered for inclusion in a Village Historic District.

0 – 40

Non-Contributing Structure (NCS)

A structure in a recognized or potential Historic District that does not make a significant contribution to that district. Although preservation of this building is not essential, it is important to recognize the relationship of its existence and/or changes in land use to other buildings in the district.