

Pawtucket Riverfront District General Design Guidelines

Site Philosophy for All Projects:

All proposed new construction and rehabilitation projects within the Pawtucket Riverfront District should incorporate the following principles into the design of the project:

- the creation or preservation of direct public pedestrian access to the riverfront, or the establishment of physical and legal easements for future access;
- the creation or enhancement of views of the river through and from the project site;
- high quality design and compatibility with surrounding neighborhood, land uses, buildings and physical environment.

Design Resources:

Applicants are encouraged to obtain and familiarize themselves with the goals, details, and regulations of the following documents, aspects of which will be considered in Riverfront District design review and should be integrated into design proposals where appropriate and feasible:

- Pawtucket Riverfront Zoning Ordinance (all proposals)
- Pawtucket Comprehensive Plan (all proposals)
- U.S. Secretary of the Interior's Standards for Rehabilitation (proposals for rehabilitation)

New Construction:

- Proposed new construction projects shall take into account, embody, and reflect the existing historic architectural context and vocabulary within the project's surroundings;
- Applicants are encouraged to familiarize themselves with these architectural resources and their features and to consider them in new designs. Projects should complement, enhance, and respect Pawtucket's existing riverfront buildings and structures, including landmark and symbol properties as well as the vernacular architectural building stock. Contextual formal elements to be taken into account in new design include size, scale, height, proportion, massing, spacing, roof shapes, setback, patterns, rhythms, materials, textures, fenestration, and ornamental details.
- New construction must be recognizable as a product of its time, reflecting but not simply copying existing buildings. Innovative and contemporary design is encouraged so long as it is compatible with, sensitive to, and enhances, the existing formal characteristics of district architecture.
- The introduction of franchise architecture (a generic design that is repeated throughout different locations by a particular corporation, without consideration of a specific site or climate), is discouraged.

Rehabilitation of Existing Structures:

- Applicants proposing the rehabilitation of existing historic buildings and structures (those 50 years old or older at the time of proposal) are encouraged to use the United States Secretary of the Interiors Standards for Rehabilitation of historic structures as guidelines for such projects;
- Retention and/or restoration of original materials and features, especially original siding, window sash, and ornament are strongly encouraged;
- Projects involving properties listed in the Pawtucket Historic District are subject to review by the Pawtucket Historic District Commission.