



## **TOWN OF ELIZABETH**

COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** Historic Advisory Board

**FROM:** Zach Higgins, AICP, Community Development Director  
Alexandra Cramer, Planner/Project Manager

**DATE:** May 13<sup>th</sup>, 2024

**SUBJECT:** Discussion Regarding the Survey Results

### **SUMMARY**

The findings of the Historic District Creation Survey have been compiled. Staff has prepared a presentation to present these results.

### **Staff Recommendation**

Staff recommends that the Historic Advisory Board discuss the subsequent actions concerning the creation of the historic district and the revision of design guidelines and standards.

### **ATTACHMENTS**

Survey Results Presentation



# Survey Results

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Town of Elizabeth Historic Advisory Board  
Historic District Creation Survey

# Survey Distribution

- The survey was hand delivered and emailed out to all business and property owners within the proposed historic district
- Individuals were given two (2) weeks to complete the survey
- Seven (7) completed surveys were received

Signage (types and materials) –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Windows –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Paint Color –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Height/Stories –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Roof Shape –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Additions –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Demolition –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Which element do you find the most important to regulate?

Which element do you find the least important to regulate?

5. How much in favor would you be in regulating the most important elements?

6. If you are not in favor of regulation, please explain why.



Dear Property and/or Business Owner:

The Historic Advisory Board is diligently working on crafting design standards and guidelines for the proposed Main Street Historic District. Our aim is to ensure that these regulations are reflective of the opinions and priorities of those whom the document will regulate – you, the property owners. Your contribution is vital in this process. By gaining insight into your perspectives and priorities, we aim to ensure that these regulations accurately reflect the elements most important to you as property owners. Moreover, it is essential to acknowledge the economic implications of historic preservation. Historic districts not only safeguard the distinct essence of our community but also bolster property values and drives additional tax in the area. Your engagement in this survey will enable us to strike a balance between preservation and progress, ensuring the long-term vitality and prosperity of Main Street. We kindly ask you to take a moment and complete the survey provided below. Please return the survey to Town Hall or by email to [acramer@townofelizabeth.org](mailto:acramer@townofelizabeth.org) by April 5<sup>th</sup>, 2024. Survey results will be evaluated and presented at a public meeting, ensuring transparency and community involvement. Rest assured, your survey responses remain anonymous during these presentations. Following this, a second survey will be sent for further comment, with its results also discussed publicly. Our goal is to complete this survey and public meeting by late summer, transitioning to drafting guidelines in early fall for additional community feedback.

1. Are you the owner of the property? Yes or No (Please circle)

2. Please rank the importance of regulating the following elements from 1 to 5.

(1 being the least important, 5 being the most important)

New Construction –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Building Materials (ex. siding, roof) –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

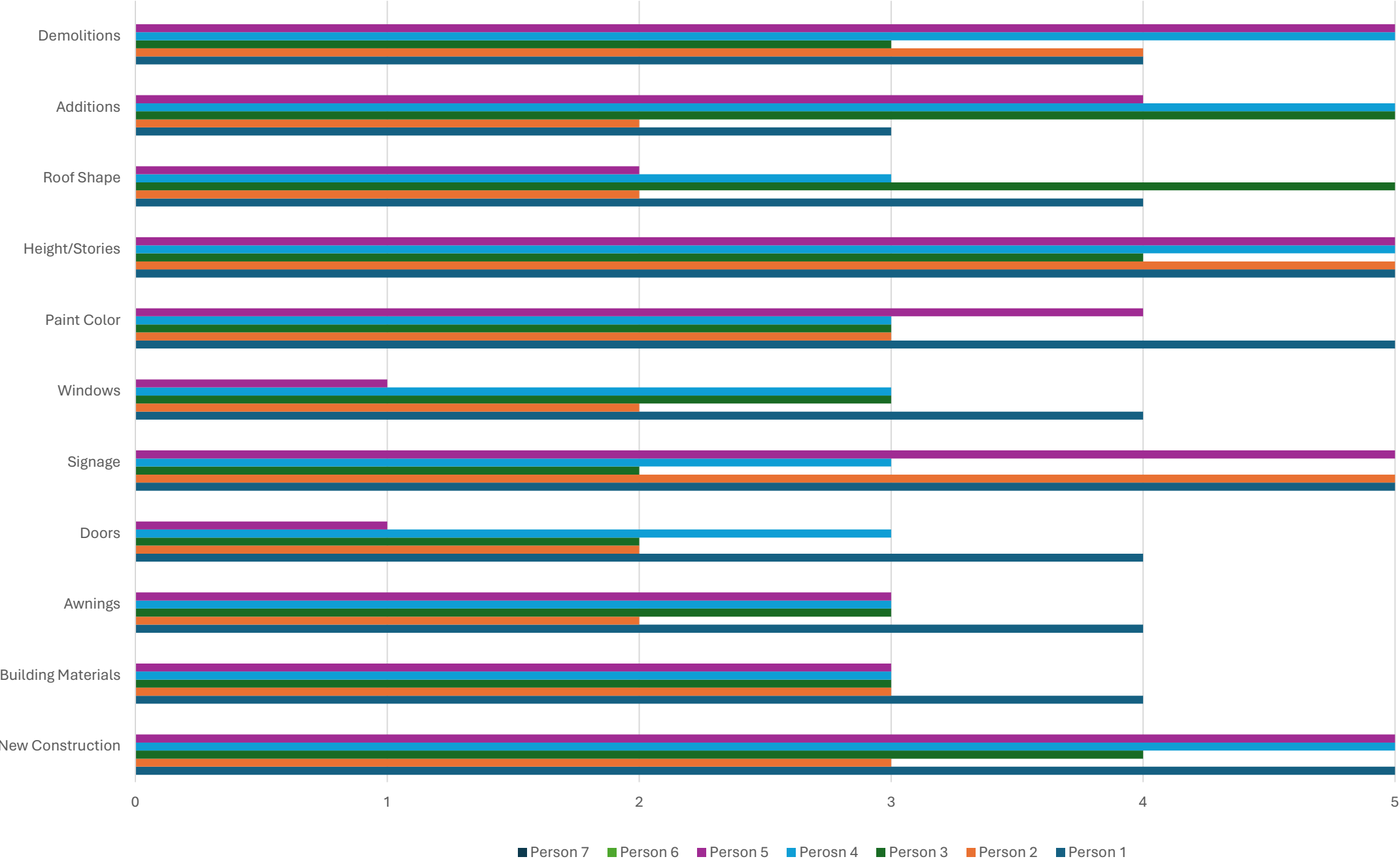
Awnings (ex. style, shape, color) –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Doors –

|   |   |   |   |   |                 |
|---|---|---|---|---|-----------------|
| 1 | 2 | 3 | 4 | 5 | (Please circle) |
|---|---|---|---|---|-----------------|

Importance of Regulating the Design Elements from 1 to 5



Which  
element do  
you find the  
*most*  
important to  
regulate?

- “Please regulate around fitness for the surrounding area ie: don’t put an eyesore parking lot in the center of a street designated as historic district.”
- “Height + stories. Blocks view and sunshine”
- “None.”
- “New construction”
- “New construction/additions – I feel it is very important to maintain an ‘old town/historic’ aesthetic and that this should be regulated/approved by the historic advisory board. Nothing higher than 2 stories”
- “New buildings – must fit in to our Town + keep visual for historic district. Height/stories is 2nd”

Which  
element do  
you find the  
*least*  
important to  
regulate?

- “Windows/Doors”
- “Doors”
- “I feel like the building details (materials, doors, windows, paint color, etc..) should be the ultimate decision of the property owner, but also adhere to an old town/historic aesthetic. Guidelines or examples to reference may help.”
- “All are important.”

How much in  
favor would  
you be in  
regulating  
the most  
important  
elements?

- “Highly in favor”
- “Not at all”
- “In favor!”
- “Absolutely! We don’t need Elizabeth Downtown to look uninviting.”

If you are  
not in favor  
of  
regulation,  
please  
explain why.

- “Too many regulations already”
- “We have too many regulations already. We already have a process that requires the Board of Trustees to approve projects we don’t need one more.”
- “It would make it hard to sell the property. Not sure if it is a good idea. Not too many buildings that are that old now. The older buildings have already been changed.”



# Takeaways

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- New construction, signage, height/stories, additions, and demolitions emerged as the most important elements for regulation
- Some comments revealed misinformation regarding the current preservation process
- There are misconceptions regarding the efforts required to maintain and preserve historic buildings, including the significance of specific architectural features such as building materials.
- There is an opportunity for education on the significance of specific architectural features and the standards involved in preserving historic buildings' authenticity.
- While there is some engagement presented here, there is still a lot of work needed to be done to involve all residents within the proposed historic district.