

Tools, Resources and Strategies for Historic Preservation Planning



**Historic Preservation Planning Forum
Lexington, MA**

March 30, 2015

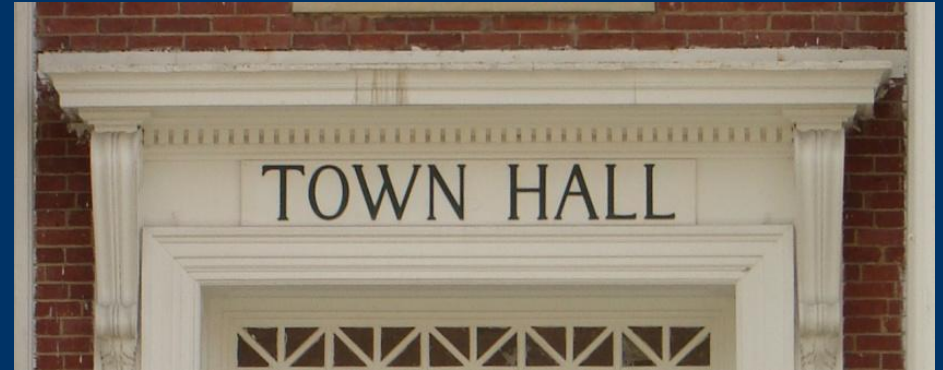
Community-Wide Historic Preservation Planning

- 1. Identification**
- 2. Evaluation**
- 3. Protection**

Why Do We Need Historic Preservation Planning?



Local Historical Commissions Historic District Commissions



**Part of Municipal
Government**

Step 1.

Identification

Identifying Historic Resources

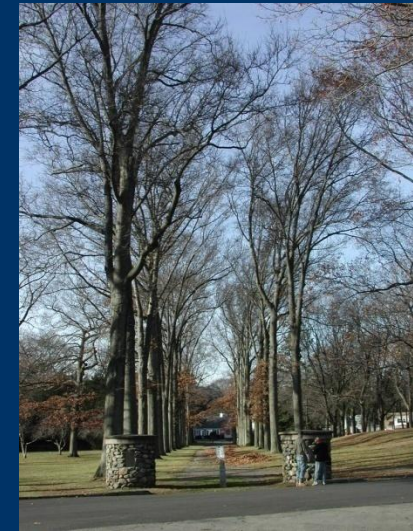
Such as....



Buildings



Town Commons



Landscapes



Burial Grounds

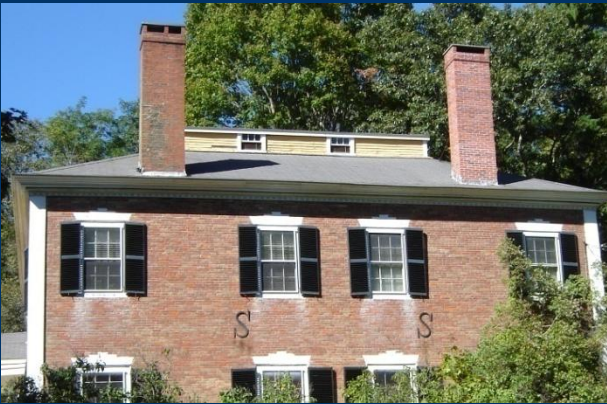


**Bridges and
other
Structures**

There are different types of MHC Inventory Forms

- Areas – Form A
- Buildings – Form B
- Objects - Form C
- Archaeological Sites - Form D
- Burial Grounds - Form E
- Structures - Form F
- Streetscapes - Form G
- Parks & Landscapes – Form H





FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
 MASSACHUSETTS ARCHIVES BUILDING
 220 MORRISSEY BOULEVARD
 BOSTON, MASSACHUSETTS 02125

Assessor's # 22-30 USGS Quad Modfield Area(s) Form # 345

Town Medfield
 neighborhood or village)

Address 256 South Street

Historic Name Cyrus D. Strang House

Present residential

Original farm

Construction late 18th cent. (?), ca. 1820-1830s

Maps and atlases

Form No style, Colonial Revival

Architect/Builder

Exterior Material:

Foundation granite

Wall/Trim wood clapboard

Roof asphalt shingle

Outbuildings/Secondary Structures attached barn

Major Alterations (with dates) dormers, entry porch on wing, porch addition (early 20C)

Condition good

Moved no yes Date likely 3rd quarter 19C

Acreage 40,011 square feet

Setting mix of historic and contemporary

Notes residential development on town's major road to Norfolk

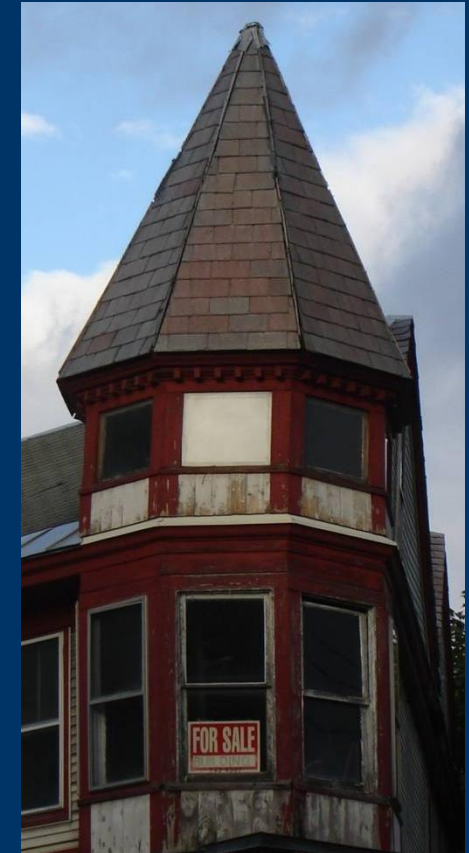
Sketch Map
 Draw a map showing the building's location in relation to the nearest cross streets and/or major natural features. Show all buildings between inventoried building and nearest intersection or natural feature. Label streets (including route numbers, if any). Circle and number the inventoried building. Indicate north.

Recorded by Kathleen Kelly Broomer
 Organization for Medfield Historical Commission
 Date (month/year) May-1999

JUN 16 1999
 MASS. HIST. COMM



Form B - Building





The Architectural Description

BUILDING FORM

24 Green Street, Medfield

ARCHITECTURAL DESCRIPTION ___ *See continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

A fine example of a Queen Anne-style dwelling in Medfield, the house at 24 Green Street (1890s) is 2½ stories on a cut stone foundation with wood clapboard siding, wood cornerboards, a gable-front roof clad in asphalt shingles, and a brick chimney on the ridge. In addition, there are decorative wood shingles in the gable ends and on the bay windows. Essentially rectangular in massing, two bays across by two bays deep, the house does have a two-story, cross-gabled projection on the west side, one bay across and one bay deep. The two-bay façade has an entry with gabled porch and contains a paneled and glazed door. A similar door appears on the west elevation. There also is a porch with turned balusters wrapping the house's northeast (right rear) corner. One of the house's major character-defining features is located at the southwest corner (left front), where there is a second-story polygonal tower with copper finial supported on the first floor by turned posts. The open character of the tower on the first floor is unusual. Other ornament appears at the window heads and in the aprons of some bay windows. Historic window sash, where it survives, is 2/1 wood. Fenestration is the most ornamental on the west elevation, where there is a cut-away bay beneath the attic, and leaded glass in the transoms of the second-floor tripartite window, and in the stair hall window on the first floor. The house has a two-story rear addition.

The inventory forms have a wide range of uses.

- **Planning for What to Protect**
- **The Basis for Determining National Register Eligibility**
- **Federal and State Regulatory Reviews by the Massachusetts Historical Commission**
- **Owner Appreciation**
- **School Projects**
- **Master Plans, Open Space Plans**

**MHC Inventory Forms
are the essential
building block for
every project of the
Local Historical
Commission**

What Inventory Forms Have Been Done for Your Community?

[Citizen Information Service](#)
[Commonwealth Museum](#)
[Corporations](#)
[Elections and Voting](#)
[Lobbyist](#)
[Archives](#)
Massachusetts Historical Commission
[About MHC](#)
[Most Requested](#)
Massachusetts Historic Rehabilitation Tax Credit
[Learn and Research](#)
[New at MHC](#)
[News and Events](#)
Directions, Hours and Location
[Public Records](#)
[Publications and Regulations / Bookstore](#)
[Registry of Deeds](#)
[Securities](#)
[State House Tours](#)

Massachusetts Historical Commission

220 Morrissey Boulevard
Boston, Massachusetts 02125
Tel: 617-727-8470; Fax: 617-727-5128
Mon - Fri: 8:45 am to 5:00 pm;
[Click Here for Directions](#)
mhc@sec.state.ma.us

About Us

About MHC
MHC 2014 Commission Meeting Schedule
MHC Programs
MHC Related Legislative Citations
Archaeology
Publications

Most Requested

Most Requested Overview
Preservation Awards
Massachusetts Preservation Projects Fund (MPPF)
Review and Compliance FAQ
MHC Forms
National Register of Historic Places
Is there funding to fix my home?
Historic Places for Historic Parties

Massachusetts Historic Rehabilitation Tax Credit

A Brief Description (PDF)
Rehabilitation Tax Credit Awards
Introduction
Application Deadlines
State Historic Rehabilitation Tax Credit Program Historic Preservation Certification Application Instructions (PDF)

Learn & Research

Learn & Research Overview
Search **MACRIS** Database
State Reconnaissance Survey Reports
Massachusetts State Historic Preservation Plan 2011-2015 (PDF)
Economic Impacts of Historic Preservation in Mass. (PDF)
There's a Difference: Understanding National Register Districts and Local Historic Districts (PDF)
Archaeology

New at MHC

What's New at MHC Overview
2014 Massachusetts Preservation Awards Nomination Form (PDF)
New! MPPF Round 20 Grant Information
MPPF Round 19 Grant Awards
2014 Survey & Planning Grant Information

News and Events

Massachusetts Historic Preservation Conference October 18, 2013
Press Releases
Massachusetts Archaeology Month
2013 Preservation Award Winners
Public Notices
Consultation Meetings and Agendas

Massachusetts Cultural Resource Information System

MACRIS

[MHC Home](#) | [MACRIS Home](#)

[Login](#)

Search by Location

MACRIS last updated on 3/17/2014

[*Scanned forms and photos now available for selected towns!*](#)

To begin your search, double click on the name of each town or city you want to include from the box labeled "Massachusetts Towns" (or highlight the town and click the 'Add to list' button). Your selection(s) will appear in the box on the right. To search the entire database, select "(All Towns)."

To remove a town from your selection list, double click on its name in the box labeled "Your Selections" (or highlight the name and click 'Remove from list').

If you are searching on only one town, you can further narrow your search by selecting a particular neighborhood, street and/or street number.

When you've finished your selections by location, click "Next" to continue.

To start over, click "New Search."

Massachusetts Towns

[Add to List](#)

Your Selection(s)

[Remove from List](#)

Optional:

Village/Neighborhood:

Street No.:

StreetName:

MHC ID:

[New Search](#)

[Next](#)

[MHC Home](#) | [MACRIS Home](#)

Massachusetts Cultural Resource Information System

MACRIS

[MHC Home](#) | [MACRIS Home](#)

[Login](#)

Results

[Get Results in Report Format](#)

PDF

Spreadsheet

Below are the results of your search, using the following search criteria:

Town(s): Seekonk

Resource Type(s): Building

For more information about this page and how to use it, [click here](#)

Inv. No.	Property Name	Street	Town	Year			
SEE.11	Golden Bucket Restaurant	1735 Fall River Ave	Seekonk	1955		INV	
SEE.26	Seekonk Town Poor Farm and Asylum	150 Fieldwood Ave	Seekonk	1840		INV	
SEE.72	Brown - Hammond House	42 Hammond St	Seekonk	1840		INV	
SEE.73		520 Hammond St	Seekonk	1915		INV	
SEE.171		68 Hebron Ave	Seekonk	1900		INV	
SEE.93		92 Jacob St	Seekonk	1900		INV	
SEE.92	Jacob's Hill Schoolhouse	102 Jacob St	Seekonk	1830		INV	
SEE.90	Jacob, Dea. Calvin - Allyn, Thomas House	120 Jacob St	Seekonk	1750		INV	
SEE.91	Jacob's Hill Hunt Club Barn	120 Jacob St	Seekonk	1900		INV	
SEE.87		195 Jacob St	Seekonk	1920		INV	
SEE.88		204 Jacob St	Seekonk	1845		INV	
SEE.89	Hunt, William H. House	385 Jacob St	Seekonk	1820		INV	
SEE.80	Murray, Maurice House	41 Lake St	Seekonk	1880		INV	
SEE.81	Munroe, J. House	181 Lake St	Seekonk	1860		INV	
SEE.82	Lake, Squire House	282 Lake St	Seekonk	1800		INV	

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Historic Property Survey Plans



Step 2.

Evaluation

Evaluating Historic Resources

The information in the survey is the basis for determining which properties are eligible for listing in the National Register of Historic Places.

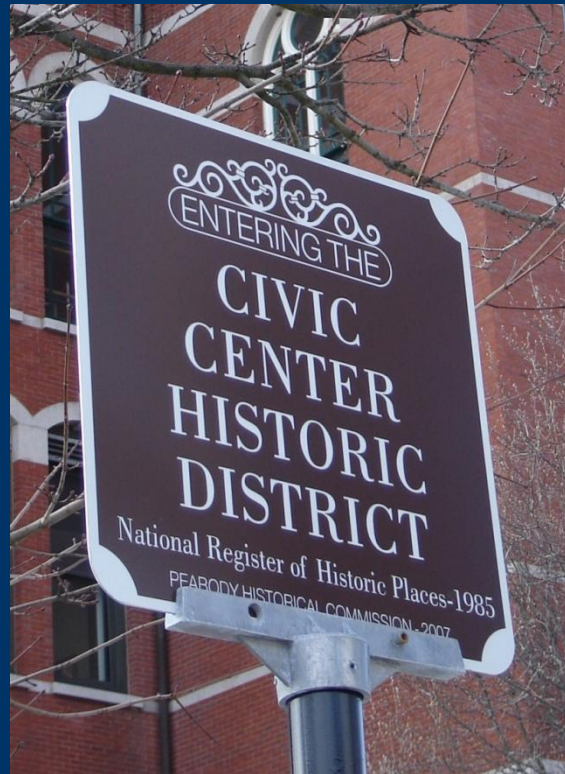


National Register of Historic Places Criteria

- Association with events, activities, or patterns.
- Association with important persons.
- Distinctive physical characteristics of design, construction or form.
- Potential to yield important information.



Individual Properties



and National Register Districts

Very Old Properties





Recent Past Properties



Bridges



Objects

Structures



Advantages of National Register Listing Include:



- **Community Pride**
- **Owner Appreciation**
- **Eligibility for Funding Assistance if a Municipality or Non Profit Organization.**
- **Eligibility for Tax Credits for Income Producing Properties**

The State Register of Historic Places



Local Historic Districts

National Register Listings

Preservation Restrictions

The State Register of Historic Places is a compendium of historic resources in Massachusetts including all National Register listings, local historic district properties and properties with preservation restrictions.



**John Perkins House
Wenham, MA**

Circa 1710

**Listed on the National
Register of Historic
Places in 1990**

Demolished in 2011



There are two kinds of historic districts in Massachusetts.

National Register Districts



Local Historic Districts

There is a big difference between a National Register District and a Local Historic District.

National Register Districts



**Established by the
National Park Service**

***Primarily an honorary
designation***

Local Historic Districts



**Established by Town
Meeting or City Council**

***Very effective at protecting
historic resources***

Step 3.

Protection

Regulatory Tools

Local Historic District Bylaws

Demolition Delay Bylaws

Other Bylaws and Ordinances

Non Regulatory Tools

Public Education

Advocacy

Historic Preservation Planning

Active in Local Politics

Friends Group

Creating a Non-Profit Organizations

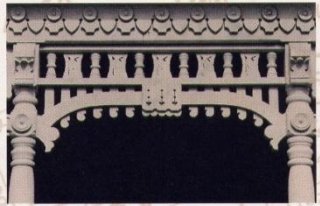
National Register of Historic Places

Constituency Building

Public Education

Wilder Street Historic District

Lowell's National Register
Neighborhoods



LOWELL HISTORIC BOARD



Smartphone App

Great Barrington Historic Walking Tour

This free self-guided walking tour app reveals the history that lies behind Great Barrington's vibrant Main Street. The story includes

- the conclusion of the bloody King Phillip's war when the area was still a frontier in the 17th Century;
- the trial that led to the abolition of slavery in Massachusetts in the 18th Century;
- the first practical demonstration of alternating current electric power that began the transformation of American cities and towns in the 19th Century;
- the 20th Century town that attracted Babe Ruth and other famous American visitors; and
- today's charming downtown with its attractive shops and restaurants.

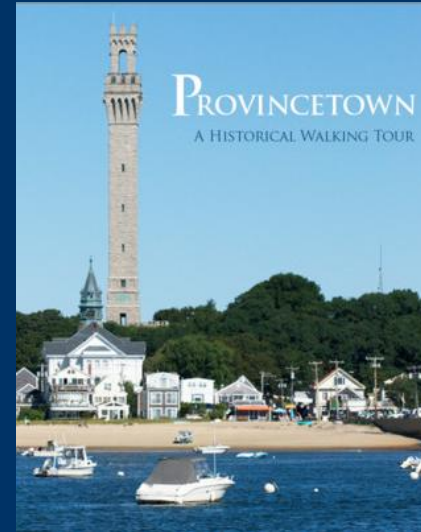
The app will guide you using a built-in map and your smartphone's GPS. Each of the 16 stops has an audio description supported by in-depth text and photos.

To install this free app, search for "Great Barrington Tours" on your smartphone store or scan one of the QR barcodes below.

Presenting North Attleborough's
~Timeless Treasures~

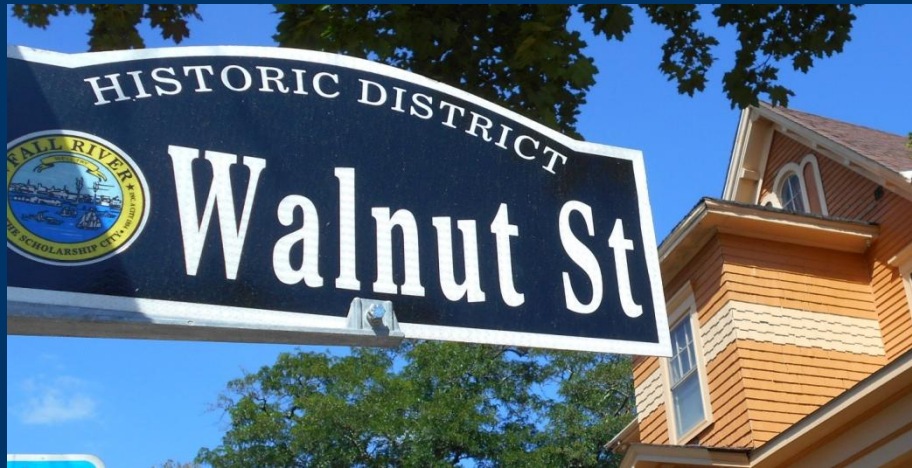
A HOLIDAY HOUSE TOUR

Celebrating
Local Architecture, History & Neighbors

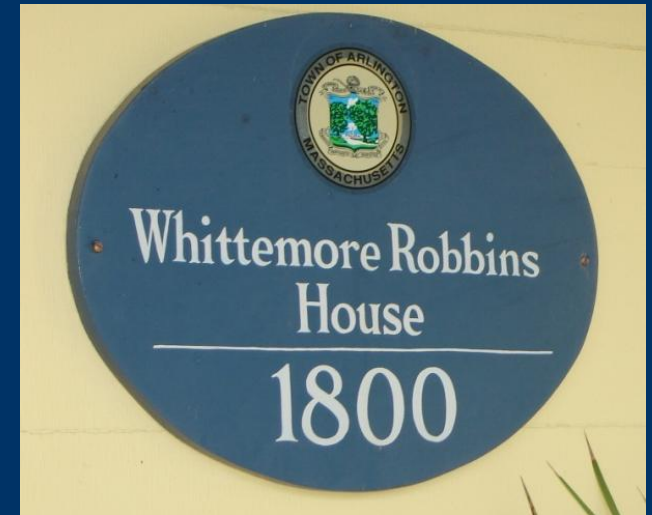


Walking Tours

Public Education



Signage



Historic
Plaque
Programs



Award
Programs

Advocacy

Grassroots advocacy may not always result in a clear success but it is always essential.



CBS Boston Contests Your Home More FOLLOW US [f](#) [t](#) [v](#) [y](#) **LOG IN**

Local

Southborough Teens Protest Demolition Of Historic Mansion

By Ken MacLeod, WBZ-TV

July 17, 2014 6:03 PM



TOP STORIES AROUND THE COUNTY



St. Francis Church No Longer On CVS Short List

By **Tammy Daniels**

iBerkshires Staff

04:09PM / Friday, February 28, 2014

[Print](#) | [Email](#)

Advocacy

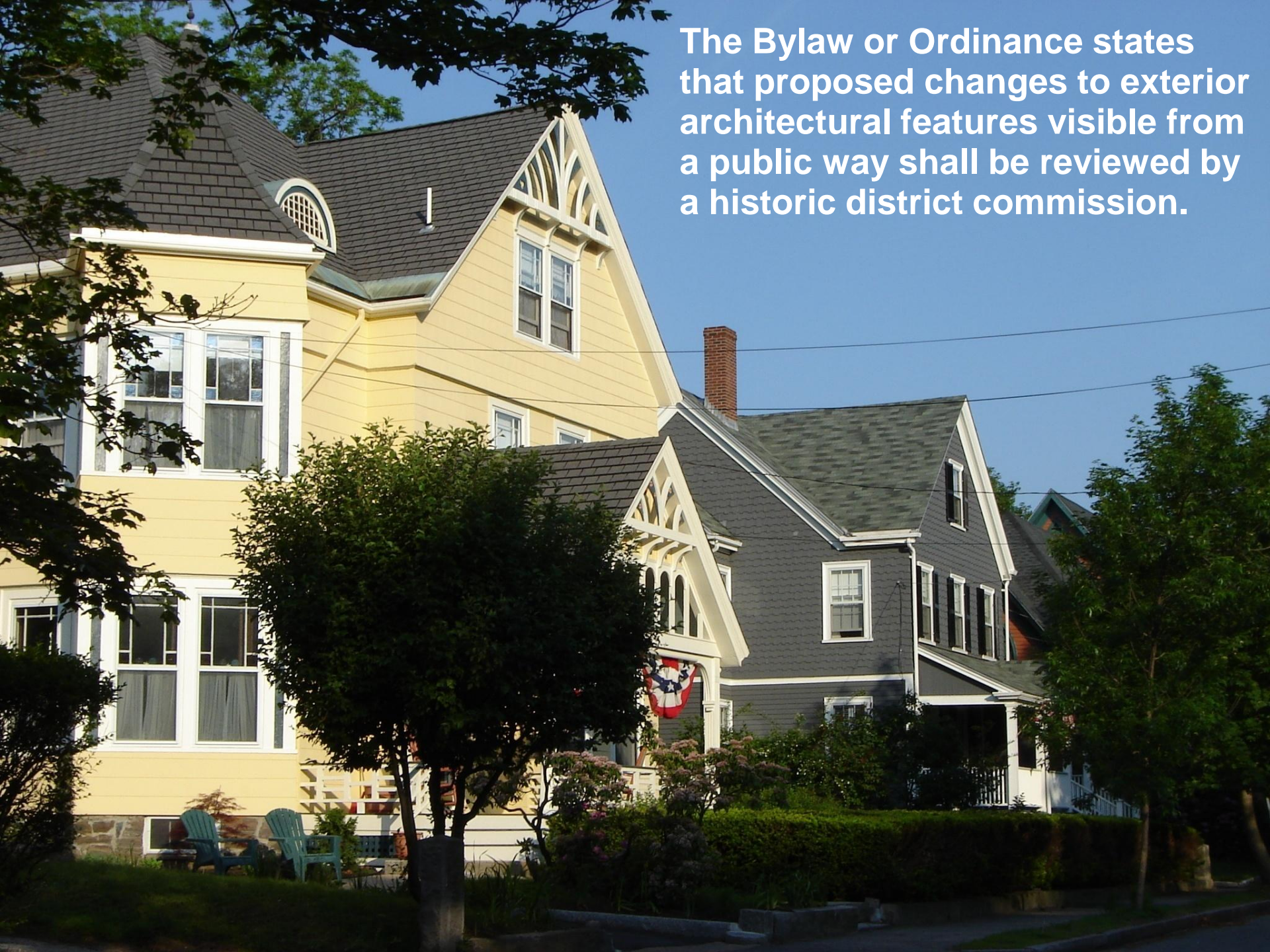
The mayor said he sent a letter explaining the historical and economic significance of St. Francis to the "Steeple City" to top executives at CVS last week asking to meet with them. The result was Friday's news the pharmacy would look at alternative locations; CVS officials are expected to meet with the mayor next week.

Local Historic District Bylaws and Ordinances

- Can guide appropriate changes and prevent inappropriate changes to structures.
- Can permanently prevent the demolition of significant structures.
- Requires a 2/3 majority vote of town meeting or city council
- Regulated by a Local Historic District Commission



The Bylaw or Ordinance states that proposed changes to exterior architectural features visible from a public way shall be reviewed by a historic district commission.



Typical Projects Reviewed in a Local Historic District

Alterations to Buildings
Alterations to Structures
Demolition
Additions
New Buildings
New Structures



In a Local Historic District, inappropriate alterations and demolitions can be prevented.



A recent demolition from the North Shore

Not in a Local Historic District

Large and Small - Local Historic Districts Statewide



**Yes, you can establish single building
local historic districts.**

Demolition Delay Bylaws and Ordinances

- Demolition delay bylaws prevent historic resources from disappearing overnight.
- Provide a window of opportunity to consider other alternatives.
- Delay periods are typically 6, 12 or 18 months.



Demolition Delay Bylaws and Ordinances



Success Stories



Chapter 9: Implementation

5. **Protect Tewksbury's cultural and scenic assets with National Register nominations, **local historic districts** or neighborhood conservation districts, and the Scenic Roads Act.**

Implementation Priority:
Recommendation:

C Element:

Natural & Cultural Resources

Historic preservation

Actions:

Local historic districts

- Consult with the Massachusetts Historical Commission (MHC) to determine what needs to be done to bring Tewksbury's existing Survey of Historic Resources up to current standards for National Register nominations and/or local historic districts.
- Apply for Survey & Planning Grants to survey high-priority areas.
- Appoint a local historic district study committee to determine the appropriateness of local historic districts in one or more sections of town, especially the town center. BOS must appoint the local historic district study committee.
- Complete a preliminary study report (required for local historic districts) and submit to Planning Board, MHC.
- Conduct a public hearing on proposed local historic district(s).
- Present historic district bylaw and district map to town meeting approval. Requires 2/3 vote.
- Identify historic structures or areas to the National Historic Places. Use MHC

Establishing a Local Historic District is best done as part of a planning process.

preservation... community. Assume local... surveys, depending on the scope of the...

Timeline to Establish a Local Historic District



Summer Ave Local Historic District, Reading, MA

July 24, 2014

6 month Demolition Delay Begins

August 25, 2014

Study Report submitted to MHC

October 8, 2014

MHC Presentation and Vote

October 27, 2014

Public Hearing

Nov 10, 2014

Passed at Special Town Meeting

January 5, 2015

Approved by Attorney General

January 9, 2015

Map Recorded at Registry of Deeds

Local Historic District is official. No demolition allowed.

January 24, 2015

6 month Demolition Delay Expiration

Neighborhood Conservation Districts/ Architectural Preservation Districts



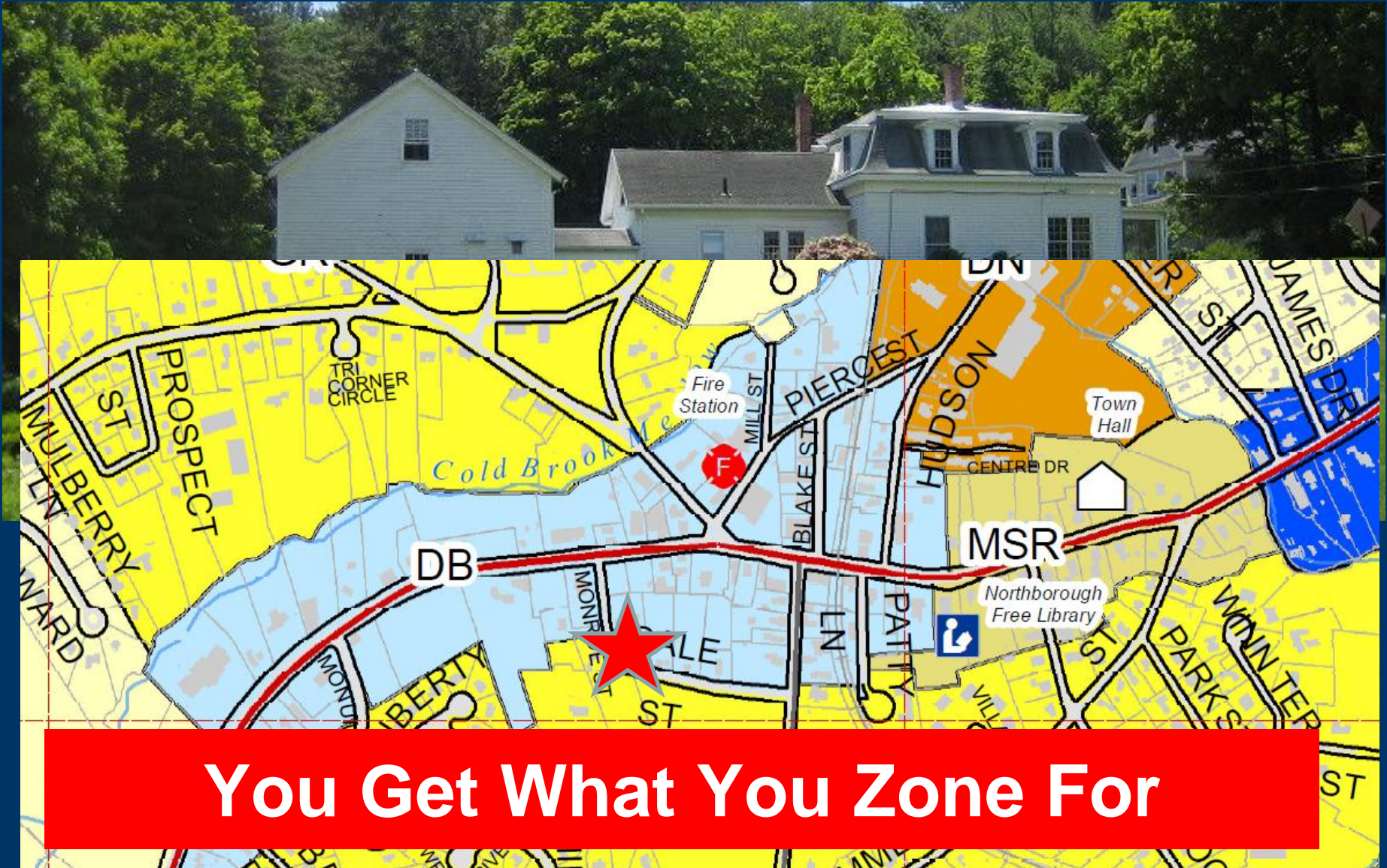
Cambridge



Ipswich

**Minor projects are exempt from review or have an
advisory review only.**

Zoning



You Get What You Zone For

Zoning



**Sometimes changing
the existing zoning offers new
opportunities for adaptive re-use**

State and Federal Regulations

Projects that have a state or federal involvement may trigger a review by the Mass Historical Commission.

Examples of state or federally involved projects:

- Telecommunications Towers
- CDBG Funding
- Roadway Projects
- Other projects that include federal or state licensing, permitting or funding.

A consultative process when there is an adverse affect.



Massachusetts Preservation Projects Fund

Preservation Works!
Phase I Restoration and Repair
of the

FIRST CONGREGATION CHURCH Rowley, MA

This Property which is listed in the State Register of Historic Places, has received a matching grant from the Massachusetts Preservation Projects Fund through the Massachusetts Historical Commission, Secretary William Francis Galvin, Chairman.

Recipient: First Congregational Church

Preservation Consultants: David M. Hart Enterprises, Salem, MA.
Architects and Planners
Structures North Consulting Engineers Inc. Salem, Ma.

Prime Contractors: Yankee Steeplejack Co.

Additional assistance provided through the generosity of private donors

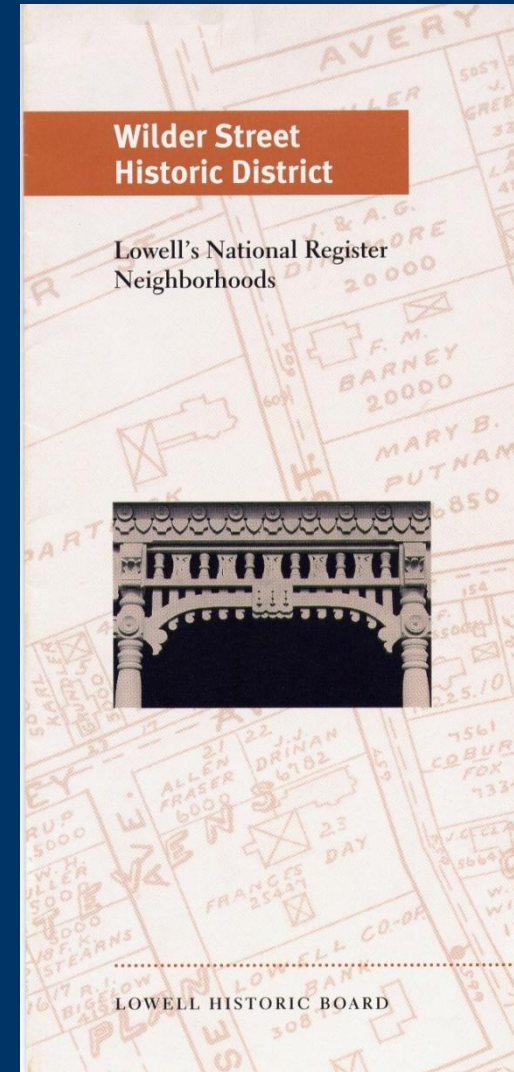
Survey and Planning Grants



Survey Forms



National Register Nominations



Public Education

Federal and State Tax Credits



**For a Substantial
Rehabilitation of an
Income Producing
Property.**

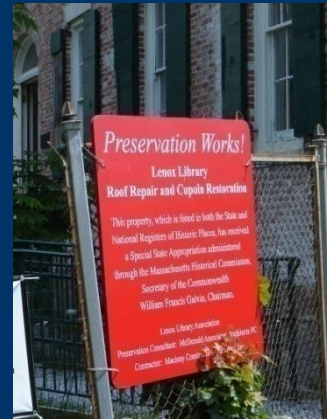


Preservation Restrictions



NANTUCKET PRESERVATION TRUST
Celebrating Nantucket's Architectural Heritage

HISTORIC[®]
NEW ENGLAND



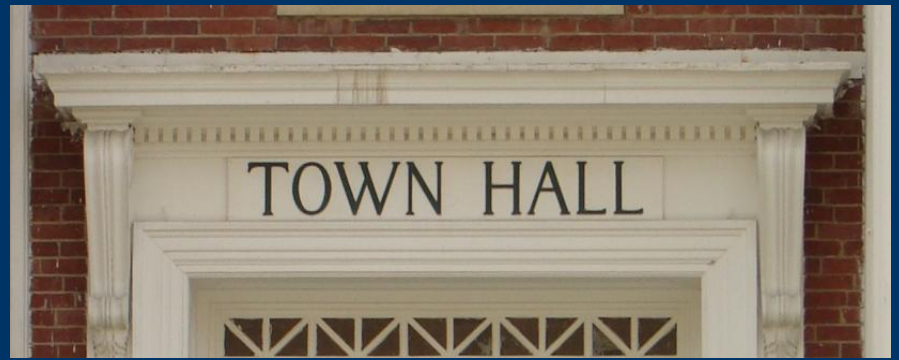
An agreement between a municipality or non-profit organization and the property owner to preserve certain characteristics of the resource. The restriction is recorded at the registry of deeds.



Community Preservation Act

A funding mechanism for historic preservation, affordable housing and open space preservation.





Working with Other Municipal Officials

Local Preservation Plans



Town of Sandwich

Historic Preservation Plan



June 2002

Barnstable Historic Preservation Plan

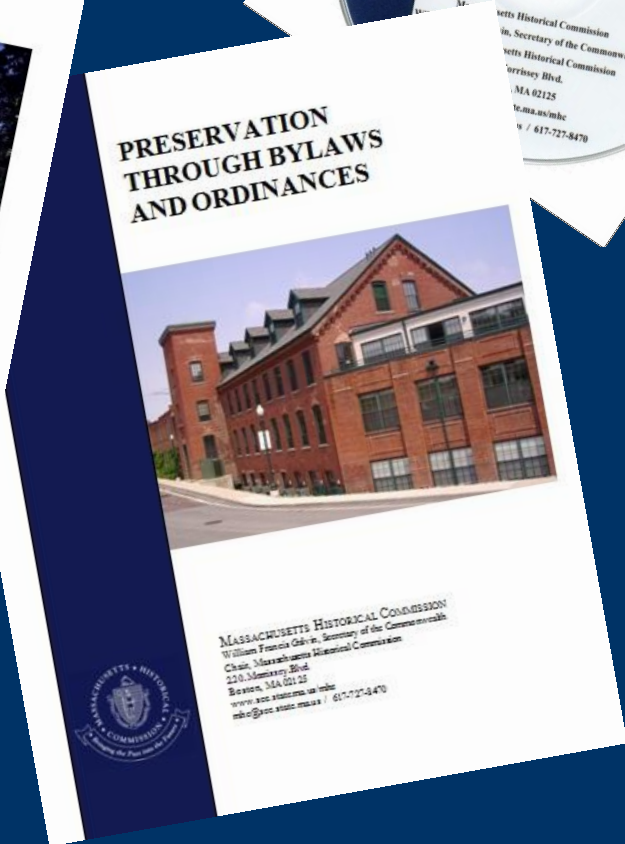
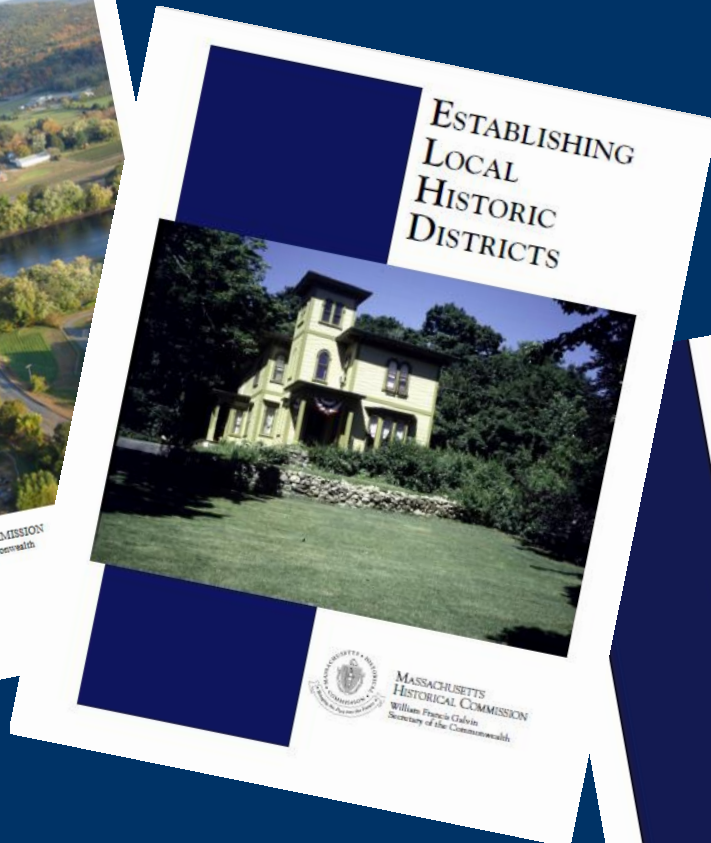
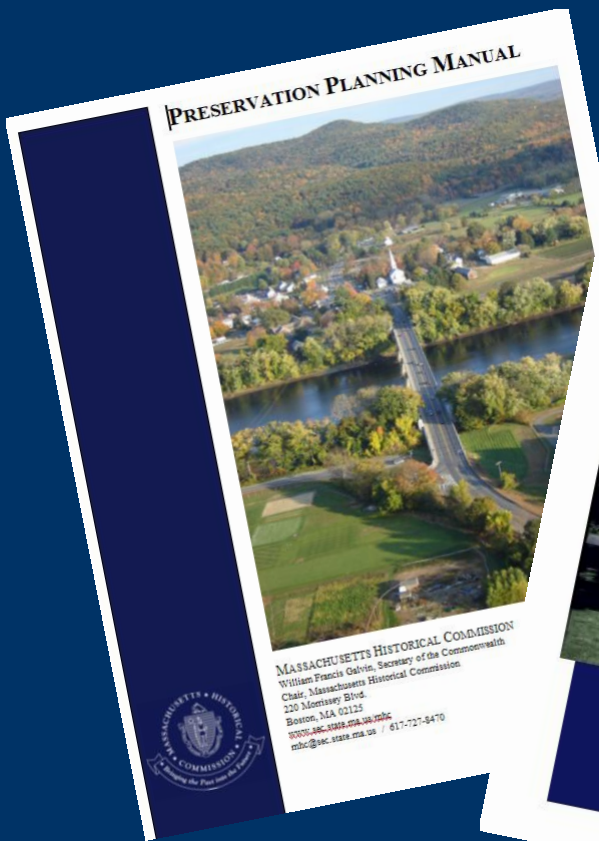
UPDATE 2010



Volume 1

Prepared for ttl architects and the Town of Barnstable
Community Opportunities Group, Inc.
June 2010

MHC Publications to Assist You



Lots of Material from Our Website or Upon Request

See Your Community In New Ways

1. Identification

2. Evaluation

3. Protection

