



ORDINANCE COMMITTEE

COMMITTEE MEETING

~ MINUTES ~

Wednesday, April 26, 2023

12:30 PM

Sullivan Chamber
795 Massachusetts Avenue
Cambridge, MA 02139

The Ordinance Committee will meet on potential changes to Chapter 2.78 Historical Buildings and Landmarks, Proposed Ordinance #2022-11, as amended in Committee on March 7, 2023

Attendee Name	Present	Absent	Late	Arrived
Burhan Azeem	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Dennis J. Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Alanna Mallon	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Marc C. McGovern	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Patricia Nolan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E. Denise Simmons	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Paul F. Toner	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Quinton Zondervan	<input type="checkbox"/> Remote	<input type="checkbox"/>	<input type="checkbox"/>	
Sumbul Siddiqui	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12:40 PM

A public meeting of the Cambridge City Council's Ordinance Committee was held on Wednesday, April 26, 2023. The meeting was Called to Order at 12:30 p.m. by the Chair, Councillor McGovern. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

At the request of the Chair, City Clerk LeBlanc called the roll.

Councillor Azeem – Present/Remote

Councillor Carbone – Present/In Sullivan Chamber

Vice Mayor Mallon – Present/In Sullivan Chamber

Councillor McGovern – Present/In Sullivan Chamber

Councillor Nolan – Present/In Sullivan Chamber

Councillor Simmons – Present/Remote

Councillor Toner – Present/Remote

Councillor Zondervan – Present/Remote

Mayor Siddiqui – Absent*

Present – 8, Absent – 1. Quorum established.

***Mayor Siddiqui was marked present and remote at 12:40p.m.**

The Chair, Councillor McGovern gave opening remarks and noted that the call of the meeting was to continue the discussion of potential changes to Chapter 2.78 Historical Buildings and Landmarks, proposed Ordinance #2022-11. The public hearing on this matter was held on Tuesday, March 7, 2023.

Panelists present at the meeting were Charles Sullivan, Executive Director of the Cambridge Historical Commission and Justin Saif and Loren Crowe who were the original petitioners on this matter.

The Chair, Councillor McGovern, opened public comment.

Ron Creamer, 501 Cambridge Street, Cambridge, MA, from the East Cambridge Neighborhood Conservation District, shared that community members are concerned or opposed to the adoption of a potential NCD.

Helen Walker, 43 Linnaean Street, Cambridge, MA, shared that they supported Charlie Sullivan's March 17th version of the NCD and shared that the Historical Commission always upholds the City's goals.

Marilee Meyer, 10 Dana Street, Cambridge, MA, offered comments sharing that they were opposed to the adoption of NCD.

Suzanne Blier, 5 Fuller Place, Cambridge, MA, shared concerns about the process regarding the proposed NCD and noted they were not in favor.

Marie Elena Saccoccio, 55 Otis Street, Cambridge, MA, shared concerns about the meeting and the documents that have been provided to the public.

Bill Dines, 69 Otis Street, Cambridge, MA, shared concerns about documents not being available to the public in a timely manner and asked for more transparency from the City.

Francesca Gordini, 122 Otis Street, Cambridge, MA, offered comment on the NCD and shared concerns about documents are not available to the public.

Billie Jo Joy, 77 New Street, Cambridge, MA, noted the importance of conservation and offered suggestions for landlords in historical buildings.

Betty Saccoccio, 55 Otis Street, Cambridge, MA, offered comments on conservation districts in Cambridge and shared how they are important parts of the City.

Heli Meltsner, 74 Avon Hill Street, Cambridge, MA, shared comments on the architectural character of neighborhoods in the City while also balancing resident needs and preservation goals.

Alan Green, 82 5th Street, Cambridge, MA, shared that they were in favor of a conservation district in East Cambridge and not in favor of new development ruining the neighborhood feel.

John Pitkin, 18 Fayette Street, Cambridge, MA, shared he agreed with other speakers about the lack of public notice to review the last-minute amendments and shared that the current version of the Ordinance does not need to be revised.

The Chair, Councillor McGovern made a motion to close public comment.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – No

Mayor Siddiqui – Yes

Yes – 7, No – 1, Absent – 1. Motion passed.

The Chair, Councillor McGovern noted that since the first meeting, revised language was created. A redlined document showing the changes was included in the agenda packet.

The Chair, Councillor McGovern made a motion to amend by substitution proposed

Ordinance #2022-11 with the new language. See Attachment A.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Yes

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 9, No – 0. Motion passed.

The Chair, Councillor McGovern noted that a chart was prepared that reflects the status of discussions around the proposed amendments to Ch. 2.78. This chart was provided as part of the agenda packet and shown on the screen.

The Chair, Councillor McGovern recognized Councillor Toner who asked for clarification from Charles Sullivan on the importance of certain language. Executive Director Sullivan explained that the Ordinance language is the original language that was created in the early 1980's and is language that appears in hundreds of NCD Ordinances across the Country. ED Sullivan noted that the current language is important as it helps to define the regulatory characteristics of districts and he does not see a reason to eliminate that language. Justin Saif and Loren Crowe responded as to why they were looking to change the language, noting that it is a very broad. The Chair, Councillor McGovern recognized Councillor Carlone who shared that he is in favor of keeping the language that ED Sullivan notes is important. The Chair, Councillor McGovern

recognized Councillor Nolan who agreed with Councillor Carbone about keeping the language that ED Sullivan noted was adopted by municipalities around the Country and has been accepted as part of the definition of the NCD Planning Association. Charles Sullivan offered comments on the proposed language change and noted that the word “environmental” is too broad and suggested there be an alternative word to use.

The Chair, Councillor McGovern recognized Councillor Zondervan who shared that he would be in favor of devoting this meeting to discussion and keeping it in Committee for further deliberation. The Chair, Councillor McGovern noted that he fully agreed.

The Chair, Councillor McGovern recognized Councillor Azeem who shared that there are 36 amendments in front of the Committee, and he supports the petition as is. Councillor Azeem offered that discussions would be helpful when it comes time to vote on the proposed amendments. Councillor McGovern noted that the plan was to go through the document and review items where there was not a consensus and if Committee members want, they can offer an amendment.

The Chair, Councillor McGovern continued to recognize Ordinance Committee members, ED Charles Sullivan, and the original petitioners for comments and discussion. After discussion Councillor McGovern asked that if Committee members were planning on proposing any amendments, they bring them to the Chairs ahead of time and noted that the plan would be to come up with a revised, less confusing document that reflected agreement among the interested parties, at the next meeting.

The Chair, Councillor McGovern made a motion to recess the meeting.

City Clerk LeBlanc called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Yes

Yes – 8, No – 0, Absent – 1. Motion Passed.

On Wednesday, June 21, 2023, at 12:00 p.m., the Cambridge City Council’s Ordinance Committee reconvened the meeting that was recessed on April 26, 2023. Pursuant to Chapter 2 of the Acts of 2023 adopted by Massachusetts General Court and approved by the Governor, the City is authorized to use remote participation. This public meeting was hybrid, allowing participation in person, in the Sullivan Chamber, 2nd Floor, City Hall, 795 Massachusetts Avenue, Cambridge, MA and by remote participation via Zoom.

At the request of the Chair, Clerk of Committees Erwin called the roll.

Councillor Azeem – Present/In Sullivan Chamber

Councillor Carbone – Present/In Sullivan Chamber

Vice Mayor Mallon – Present/In Sullivan Chamber
Councillor McGovern – Present/In Sullivan Chamber
Councillor Nolan – Present/In Sullivan Chamber
Councillor Simmons – Absent*
Councillor Toner – Present/In Sullivan Chamber
Councillor Zondervan – Present/Remote
Mayor Siddiqui – Absent*
Present – 7, Absent – 2. Quorum established.

***Councillor Simmons and Mayor Siddiqui were marked present and remote at 12:03p.m.**

The Chair, Councillor McGovern offered opening remarks and noted that the call of the meeting was to continue the discussion on potential changes to Chapter 2.78 Historical Buildings and Landmarks, proposed Ordinance #2022-11, as amended in Committee on April 26, 2023. Councillor McGovern noted that this meeting was a continuance of the meeting held on April 26, 2023 and there would be no public comment. The Chair introduced Charles Sullivan, Executive Director of the Historical Commission and noted that two of the original petitioners, Maryellen Dorn who was in person and Justin Saif who was on Zoom would be participating in the discussion.

The Chair, Councillor McGovern noted that there had been work by a small group of individuals including the Chair, ED Sullivan, and the original petitioners and as a result, revised ordinance language that represented agreement was being brought forward.

The Chair, Councillor McGovern, made a motion to amend proposed Ordinance #2022-11 by substitution.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor Nolan – Yes
Councillor Simmons – Yes
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 9, No - 0. Motion passed.

The Chair, Councillor McGovern gave an overview of the new language, Attachment B, and introduced a chart, Attachment C, which reflects the status of discussions around additional proposed amendments to Ch. 2.78 where there was no agreement. Councillor McGovern recognized ED Charles Sullivan, the original petitioners, and Committee members, for comments, and discussion. The chart was displayed on the screen. ED Sullivan and the original petitioners responded to questions from Councillors.

The Chair, Councillor McGovern made a motion to add the word “affordable” to Section 2.78.140.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes

Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor Nolan – Yes
Councillor Simmons – Yes
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 9, No - 0. Motion passed.

The Chair, Councillor McGovern made a motion to add “and study committee” to Section 2.78.160C.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor Nolan – Yes
Councillor Simmons – Yes
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 9, No - 0. Motion passed.

The Chair, Councillor McGovern made a motion to strike the phase “Neighborhood Conservation District Commissions shall have no powers or jurisdiction over any residential buildings in which a majority of the units are permanently reserved for households at or below 100% of area median income or any parcel that is proposed to be” in Section 2.78.170B.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes
Councillor Carlone – Yes
Vice Mayor Mallon – Yes
Councillor Nolan – Yes
Councillor Simmons – Yes
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Yes

Yes – 9, No - 0. Motion passed.

The Chair, Councillor McGovern reviewed sections 2.78.220A and section 2.78.220B of the Ordinance and recognized Charles Sullivan to offer comments on the two sections. Charles Sullivan noted that having jurisdiction and regulatory agents are important because they are fundamental to conservation district commissions and should not be taken out of the Ordinance. Justin Saif was also available to respond sharing that their thought on striking these sections in the Ordinance would allow more flexibility towards housing.

The Chair, Councillor McGovern recognized Councillor Toner who thanked Charles Sullivan and Justin Saif for their responses and had follow-up questions. ED Sullivan and Justin Saif responded.

The Chair, Councillor McGovern recognized Councillor Zondervan who suggested that the conversation around these two sections remain open until the August 7, 2023, City Council meeting and asked the Law Department to review all of the language in advance of that meeting to help move things forward.

The Chair, Councillor McGovern recognized Councillor Azeem who asked when the next time the Council should revisit the policies around NCD's once these amendments have passed. Councillor Azeem asked for clarification on some districts having stricter setbacks around zoning. Charles Sullivan shared that periodic reviews are always useful and that a decade seems like a reasonable amount of time. Charles Sullivan noted that if any issues arise during the ten-year period, then it would make sense to address them.

The Chair, Councillor McGovern recognized Councillor Carlon who shared that he agreed with the Historical Commission's point of view on Section 2.78.220A and offered examples of how the Historical Commission has supported buildings with height. Councillor Carlon also noted that there can be exemptions to the guidelines if warranted.

The Chair, Councillor McGovern recognized Councillor Nolan who asked if it would be possible to get a list of properties and projects that have been denied because of the current Ordinance and noted that she would be concerned if the Council decides to change language to prevent consideration of future projects. Councillor Nolan shared it would be hard for the Historical Commission to determine the appropriateness of alterations or additions without considering the size and shape of the structure in question. Councillor Nolan offered additional comments and noted that she would be able to support the proposed amendments to the Ordinance if there is continued work on the language.

The Chair, Councillor McGovern thanked everyone for their participation and for working together to compromise. The Chair, Councillor McGovern and Councillors noted they would be in favor of getting more information from the Historical Commission and the original petitioners relative to examples where zoning has affected projects, as well as having the Law Department explore the language and provide a legal opinion.

The Chair, Councillor McGovern reviewed Section 2.78.180D and the proposed amendment to it and opened discussion to Committee members. ED Charles Sullivan noted that it could be a difficult goal for smaller districts to obtain 100 signatures and offered the suggestion of considering that a percentage of registered voters in the proposed study area be the number of signatures needed. Maryellen Dorn shared that they would be in favor of 100 signatures from registered voters in the City rather than 100 signatures from a specific neighborhood.

The Chair, Councillor McGovern recognized Councillor Zondervan who suggested that this section remain open for further discussion to allow the interested parties to try and reach a compromise. Councillor Nolan, Councillor Azeem, and Councillor Carlon were recognized for comments on the threshold of signatures.

The Chair, Councillor McGovern recognized Councillor Zondervan who made a motion that the City Manager be and hereby is requested to work with the Law Department to review the proposed amended ordinance language and to work with the Law Department and the Historical Commission to provide an explanation of the legal standard that is used to compel changes or deny projects reviewed by the Historical Commission or Neighborhood Conservation District Commissions.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes

Councillor Carbone – Yes

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Absent

Yes – 7, No – 0, Absent – 2. Motion passed.

ORDERED: That the City Manager be and hereby is requested to work with the Law Department to review the proposed amended ordinance language and to work with the Law Department and the Historical Commission to provide an explanation of the legal standard that is used to compel changes or deny projects reviewed by the Historical Commission or Neighborhood Conservation District Commissions.

The Chair, Councillor McGovern recognized Councillor Zondervan who made a motion to forward proposed Ordinance 2022 #11, as amended to the City Council with a favorable recommendation to pass to a second reading. See Attachment D.

Clerk of Committees Erwin called the roll.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes

Councillor Carbone – Present

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes

Councillor Simmons – Absent

Councillor Toner – Yes

Councillor Zondervan – Yes

Mayor Siddiqui – Absent

Yes – 6, No – 0, Present – 1, Absent – 2. Motion passed.

The Chair, Councillor McGovern recognized Councillor Azeem who made a motion to adjourn.

Clerk of Committees Erwin called the roll.

Councillor Azeem – Yes

Councillor Carbone – Present

Vice Mayor Mallon – Yes

Councillor McGovern – Yes

Councillor Nolan – Yes
Councillor Simmons – Absent
Councillor Toner – Yes
Councillor Zondervan – Yes
Mayor Siddiqui – Absent

Yes – 6, No – 0, Present - 1, Absent – 2. Meeting adjourned.

ATTACHMENTS

Attachment A: Proposed Ordinance 2022 #11, amended by substitution in Committee on April 26, 2023.

Attachment B: Proposed Ordinance 2022 #11, amended by substitution in Committee on June 21, 2023.

Attachment C: Chart put forth on June 21, 2023, showing status of discussions and proposed amendments to Ch. 2.78.

Attachment D: Proposed Ordinance 2022 #11, as amended and referred to the City Council with a favorable recommendation to Pass to a Second Reading.

The City Clerk's Office received nineteen written communications for the April 26, 2023 hearing and seven written communications for the June 21, 2023 hearing, attached.

Clerk's Note: The City of Cambridge/22 City View records every City Council meeting and every City Council Committee meeting. This is a permanent record. The video for this meeting can be viewed at:

https://cambridgema.granicus.com/player/clip/489?view_id=1&redirect=true&h=7af2926e6c5aab97c49d7ec62ca126a7 (April 26, 2023)

https://cambridgema.granicus.com/player/clip/530?view_id=1&redirect=true&h=b6dffda2afdbb0bcc1a9018515f246cd (June 21, 2023)

A communication transmitted from Yi-An Huang, City Manager, relative to a Revised Response to Proposed Amendments to Ch. 2.78, Art. III.

A communication was received from City Clerk Diane P. LeBlanc, transmitting, Historic Buildings and Landmarks, Ordinance 2022-11, as amended in Committee on March 7, 2023 (shows track changes).

A communication was received from Councillor Zondervan, transmitting the current status of the discussion on amending Chapter 2.78.

A communication was received from Councillor McGovern, transmitting Petitioners' Consensus Redline for 4.26.23 Ordinance Committee Hearing.

Attachment A – Proposed Ordinance 2022 #11

2.78.140 Purpose.

The City Council finds it necessary to enact this article under Section 6 of the Home Rule Amendment in order to preserve, conserve and protect the beauty and heritage of the City and to improve the quality of its built environment through identification, conservation and maintenance of neighborhoods, areas, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic, racial, or social history of the City in balance with other City priorities including allowing housing growth in all City neighborhoods to welcome a diverse set of residents, sustainability, and accessibility; to resist and restrain environmental influences adverse to this purpose; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas or structures; to broaden appreciation for individuals with marginalized identities who have shaped Cambridge's history; and by furthering these purposes to promote the public welfare by making the City a more attractive, and desirable, affordable, diverse, equitable, accessible, and inclusive place in which to live and work. To achieve these purposes, the City may designate neighborhood conservation districts and landmarks to be administered as set forth in this article.

2.78.160 Neighborhood conservation district commission—Established—Membership requirements.

- A. Upon designation as provided in Section 2.78.180 of this article of any neighborhood conservation district, and unless the designation provides that the Historical Commission itself shall exercise authority with respect thereto, the City Manager shall appoint a neighborhood conservation district commission to consist of five seven members and three alternates and whose composition fairly represents the diversity of the neighborhood itself in terms of age, race, ethnicity, sex, gender, sexual identity, and housing experience. Appointments shall reflect the City's goals for antiracism, diversity, equity, and inclusion. Members and alternates must have the ability to work and interact effectively with individuals and groups with a variety of identities, cultures, backgrounds, and ideologies. The City Manager shall at all times endeavor to achieve and maintain a balance on Commissions that fairly represents the community within and surrounding the district. The membership shall be as follows:

Member 1. District homeowner

Member 2. District renter

Member 3. District resident

Member 4. District resident

Member 5. District business operator/owner

Member 6. Cambridge resident

Member 7. Cambridge resident with technical knowledge

Alternate 1. District resident

Alternate 2. District resident

Alternate 3. District resident

~~include three at least four residents of the neighborhood, including not less than two of whom shall be one homeowner in the district; one neighborhood property owner (who may or may not be a neighborhood homeowner); and one person who resides in a rented home in the neighborhood. ; and one member or alternate of the Cambridge Historical Commission.~~

The district business operator/owner seat shall be occupied by someone who owns or operates a business within the district that is not a formula business as defined in Article 2.000, or a representative of a business association within the district. The City Manager shall prioritize applicants representing retail establishments, local service establishments, or restaurants that employ no more than 50 full-time equivalent employees. The requirement to seat a district business operator/owner shall not apply when a district does not contain any portion of a commercial district or when the City Manager is unable to fill the seat after an exhaustive search. Whenever the requirement does not apply, the seat shall be filled by a district resident.

The Cambridge resident with technical knowledge seat shall be occupied by someone who possesses technical knowledge in historical preservation, architecture, and/or a similar field. For three years following the establishment of a new district, the Cambridge resident with technical knowledge seat may be occupied by a member or alternate of the Cambridge Historical Commission. Under no other circumstance may an individual serve at once on both the Cambridge Historical Commission and a NCDC.

The Neighborhood Conservation District Commission shall act solely in the exercise of those functions described in this article which are applicable to the district under its administration. A member of the Historical Commission staff should be assigned to provide ongoing administrative and operational assistance to the Neighborhood Conservation District Commission.

- B. Members shall be appointed by the City Manager with regard to the ~~diverse viewpoints expressed in the creation of diversity of residents within and surrounding the district~~. Such members shall serve for a term of three years, except that the initial appointments shall be for one member to serve one year and one member to serve two years, and vacancies shall be filled for the unexpired term of office. ~~No member shall serve more than two consecutive terms~~. Each member and alternate ~~may shall~~ continue in office ~~for up to six months~~ after expiration of his or her term until a successor is duly appointed and qualified. ~~The City Manager may extend by another six months if no such duly appointed and qualified successor has been appointed at the point of expiration, provided the City Council votes to approve the extension. except that no member shall serve more than two consecutive terms.~~
- C. The neighborhood conservation district commission shall elect annually a Chair~~man~~ and Vice-Chair~~man~~ from its own number. In the case of absence, inability to act, or unwillingness to act because of self-interest on the part of a member, ~~his or her their~~ place shall be taken by an alternate member designated by the Chair~~man~~, if available, otherwise by the Vice-Chair~~man~~ if available, otherwise by a majority vote of the members and alternate members of the Commission present. The person exercising the function of Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Persons serving as members or

alternate members of a neighborhood conservation district commission shall, as a result of such service, be considered as "special municipal employees" for purposes of Chapter 268A of the General Laws.

2.78.170 Powers and duties.

- A. The Historical Commission and each neighborhood conservation district commission shall have like powers, functions and duties with respect to each landmark and neighborhood conservation district over which it has jurisdiction as is provided Historic District Commissions under clauses (a) through (g) under Section 10 of Chapter 40C of the General Laws with respect to historic districts, including without limitation with respect to the approval and disapproval of certificates of appropriateness, nonapplicability and hardship, the dating and signing of such certificates, the keeping of records and adoption of rules and regulations, the filing with the City Clerk and Building Department of certificates and determinations of disapproval by it, and the determination of designs of appurtenances (excluding colors) which will meet the requirements of the landmark or neighborhood conservation district.
- B. The Historical Commission and each Neighborhood Conservation District Commission shall have no powers or jurisdiction over any residential buildings in which a majority of the units are permanently reserved for households at or below 100% of area median income or any parcel that is proposed to be developed into residential housing in which a majority of the units are to be permanently reserved for households at or below 100% of area median income, either through the Affordable Housing Overlay or any other means.

2.78.180 Designation procedures.

- A. The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures; may recommend for designation as a neighborhood conservation district any area within the City containing places and structures which it determines are of importance to the architectural, aesthetic, cultural, political, economic or social history of the City, and which considered together cause such area to constitute a distinctive neighborhood or to have a distinctive character in terms of its exterior features; and may recommend amendments to any designation of landmark or neighborhood conservation district theretofore made.
- B. Prior to the recommendation of designation or amendment of designation of any landmark or neighborhood conservation district an investigation and report on the historical, architectural and other relevant significance thereof shall be made. The report shall recommend the boundaries of any proposed landmark or neighborhood conservation district and shall recommend for incorporation in the order of the City Council designating each landmark or neighborhood conservation district general and/or specific standards and appropriate criteria consistent with the purposes of this article and the provisions of Section 2.78.190 of this article that are to be applied in making any

determination of the type referred to in Sections 2.78.170, 2.78.210 and 2.78.220 of this article, with respect to the designated landmark or within the designated neighborhood conservation district.

- C. In the case of a landmark, the report shall be prepared by the Historical Commission. In the case of a neighborhood conservation district, the report shall be prepared by a study committee consisting of three members or alternates of the Historical Commission and four six persons appointed by the City Manager, and whose composition fairly represents the diversity of the neighborhood itself in terms of age, race, ethnicity, sex, gender, sexual identity, and experience with housing. Appointments shall reflect the City's goals for antiracism, diversity, equity, and inclusion. Members and alternates must have the ability to work and interact effectively with individuals and groups with a variety of identities, cultures, backgrounds, and ideologies. The City Manager shall at all times endeavor to achieve and maintain a balance on Commissions that fairly represents the community within and surrounding the district. Members shall be appointed by the City Manager with regard to the diversity of residents within the district. Membership shall be as follows:

Member 1. District homeowner
Member 2. District renter
Member 3. District resident
Member 4. District resident
Member 5. District business operator/owner
Member 6. Cambridge resident
Member 7. CHC member/alternate
Member 8. CHC member/alternate
Member 9. CHC member/alternate
A1. District resident
A2. District resident
A3. District resident

The district business operator/owner seat shall be occupied by someone who owns or operates a business within the district that is not a formula business as defined in Article 2.000, or a representative of a business association within the district. The City Manager shall prioritize applicants representing retail establishments, local service establishments, or restaurants that employ no more than 50 full-time equivalent employees. The requirement to seat a district business operator/owner shall not apply when a district does not contain any portion of a commercial district or when the City Manager is unable to fill the seat after an exhaustive search. Whenever the requirement does not apply, the seat shall be filled by a district resident.

- D. Any ten thirty registered voters of the City may petition that the Historical Commission initiate, or the Historical Commission on its own may initiate, the process of designating a landmark or amending or rescinding any such designation theretofore made. Any one hundred registered voters of the City many petition that the Historical Commission initiate the process of designating a neighborhood conservation district or amending or rescinding any such designation theretofore made. The Commission shall within sixty forty-five days following the filing of such request or petition hold a preliminary hearing and arrange for the preparation of a report and, if required, request the appointment of a

study committee. In the event the Historical Commission requests the appointment of a study committee, the approval of the formation of such committee shall be by order of the City Council. If a petition for a landmark designation is not accepted by the Historical Commission or a request to initiate a study of a neighborhood conservation district is not recommended by the Historical Commission or approved by the City Council, the Historical Commission shall not reconsider a proposed designation, amendment or rescission of designation within one two years of its previous hearing thereon, unless two thirds of all its members vote to do so. No later than sixty forty five days after the transmittal of a report to the Commission pertaining to a proposed designation, the Commission shall hold a public hearing. The Commission shall give not less than fourteen thirty days notice of such public hearing by publication in a newspaper of general circulation in the City and by mailing notice thereof to the owner of the proposed landmark and to every registered voter and property owner abutting the proposed landmark or within the proposed neighborhood conservation district, each such voter and owner to be determined from the then current records of the Assessing Department or other City Staff, and to the City Manager, the Planning Board and the City Clerk.

- E. Prior to the public hearing, the Commission shall transmit copies of the report to the Planning Board for its consideration and recommendations.
- F. The recommendation of the Historical Commission with regard to any designation, amendment or rescission shall be transmitted to the City Manager and to the City Clerk with a copy of the approved designation report. When making recommendations pertaining to Neighborhood Conservation Districts only, the Historical Commission shall include in their report information on the impact of the designation on housing and renovation costs in the district. The Historical Commission shall obtain and include a letter from each business association within, or within 500 yards of, the proposed district setting out their views on the proposed district, or they shall otherwise provide a statement that no response was received. The Historical Commission shall include verbatim each and every public comment that was properly received during the Study Committee process. The Historical Commission shall provide a review of current and available academic and industry research on the price effects of historical preservation districting and shall provide a written summary of that research and relevant citations as part of the report. Designation of a landmark or a neighborhood conservation district or amendment or rescission of designation shall be by order of the City Council. In the case of a designation, the order shall include a statement of the reasons for such designation and a statement of standards which the Historical Commission or neighborhood conservation district commission is to apply under Sections 2.78.170 and 2.78.190 through 2.78.220 of this article.
- G. No designation, amendment or rescission of designation shall become effective until a map setting forth the boundaries of the landmark or neighborhood conservation district or change in the boundaries thereof, has been filed with the City Council and has been recorded with the Registry of Deeds for the South District of Middlesex County.
- H. If the order establishing or amending a neighborhood conservation district contains provisions for both regulatory and educational/incentive programs, the regulatory provisions of the order shall not be effective unless and until the educational/incentive provisions of the order are funded.

- I. Following acceptance of a landmark designation petition by the Historical Commission, no application for a building permit for new construction or alterations on the premises of a property being considered for landmark designation shall be granted until reviewed by the Commission as though the property were designated as a landmark or a neighborhood conservation district under this Article III.
- J. The period during which these rules and procedures apply may not be extended other than by a written request of the City Manager due to a declared emergency subject to approval by the City Council.
- K. Notwithstanding the prior provisions of this section 2.78.180, a neighborhood conservation district previously established by order of the City Council, in accordance with this section, which order instructs that there be a review of the activities of the neighborhood conservation district commission established pursuant to that order, following one or more public hearings by such neighborhood conservation district commission and by the Historical Commission, and a report to the City Council by such commissions containing a summary of testimony at such hearings and recommendations by such commissions for amendments to the powers, responsibilities and procedures of such neighborhood conservation district commission (including amendments to the boundaries of the affected neighborhood conservation district), may be amended by the City Council, in a manner consistent with the recommendations of such report, or be rescinded without the necessity of the appointment of a new study committee or of a de novo study process.

2.78.190 Review procedures.

- A. Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this article, the Historical Commission or neighborhood conservation district commission having jurisdiction shall review all construction, demolition or alteration that affects the exterior architectural features, other than color, ADA compliance features, accessibility features, climate resiliency features, or renewable energy features of any landmark or within any neighborhood conservation district.
- B. The order designating or amending a landmark or neighborhood conservation district may provide that the authority of the Historical Commission or neighborhood conservation district commission having jurisdiction shall not extend to the review of one or more of the following categories of structures or exterior architectural features of the landmark or within the neighborhood conservation district in which event the structures or exterior architectural features so excluded may be constructed or altered without review by the Commission:
 1. The application of exterior wall material in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element;
 2. Alterations to the exterior of existing structures that do not increase or diminish the size and location of windows and doors, cause the removal of any bay, porch, hood, window or door casing or any other protruding decorative element, or alter the appearance of a roof;
 3. The exterior appearance of a new structure that does not require a variance or special permit under the zoning ordinance then in effect;

4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify;
 5. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level;
 6. Walls and fences;
 7. Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trelliswork and similar appurtenances.
- C. The Historical Commission or a neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features or structures, including, without limitation, any of those enumerated in this section, if the provisions of the applicable order do not limit the authority of such commission with respect thereto, may be constructed or altered without review by such commission without causing substantial derogation from the intent and purposes of this article.
- D. If the order establishing or amending a neighborhood conservation district provides, the determination of a neighborhood conservation district commission shall be binding only with regard to applications to construct a new building, to demolish an existing structure if a demolition permit is required, to construct a parking lot as a principal use, and to construct an addition to an existing structure that would increase its gross floor area, and in all other cases the determinations of a commission shall be advisory only and not binding on an applicant. In no case shall a building permit be issued until the commission has made a determination under the applicable provisions of this article.

2.78.210 Certificates of appropriateness, nonapplicability or hardship.

- A. Except as the order establishing or amending a landmark or neighborhood conservation district may otherwise provide, no structure designated a landmark or within a neighborhood conservation district shall be constructed or altered in any way that affects exterior architectural features unless the Historical Commission or neighborhood conservation district commission having jurisdiction shall first have issued a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship with respect to such construction or alteration.
- B. Any person who desires to obtain a certificate from the Historical Commission or neighborhood conservation district commission shall file with the Commission an application for a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.
- C. No building permit for alteration of an exterior architectural feature of a landmark or construction of a structure or for alteration of an exterior architectural feature within a neighborhood conservation district and no demolition permit for demolition or removal of a landmark or of a structure within a neighborhood conservation district shall be issued by the City or any department thereof until the certificate required by this article has been

issued by the Historical Commission or neighborhood conservation district commission having jurisdiction.

- D. This provision does not apply to proposals for, or existing, affordable housing projects that either are developed under the Affordable Housing Overlay, as defined in Section 11.207 of the Zoning Ordinance, or have a majority of their units permanently reserved for households at or below 100% of Area Median Income, over which neither the Historical Commission nor any neighborhood conservation district commission has jurisdiction.

2.78.220 Factors considered by Commissions.

- A. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall consider, among other things, the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features of structures in the surrounding area. In the case of new construction or additions to existing structures a Neighborhood Conservation District Commission shall not consider the appropriateness of the size and shape of the structure both in relation to the land area upon which the structure is situated and to structures in the vicinity, and a Neighborhood Conservation District Commission may in appropriate cases shall not impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. A Commission shall not consider interior arrangements or architectural features not subject to public view.
- B. A Neighborhood Conservation District Commission shall not make any recommendation or requirement except for the purpose of preventing developments rejecting proposals incongruous to the historic aspects, architectural significance or the distinctive character of the landmark or neighborhood conservation district.
- C. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall also consider community goals as may from time to time be expressed by the City Council, including the need to provide additional housing, affordable and otherwise, and to promote the sustainable use of energy and capacity for climate resilience.

2.78.270 Enforcement and remedies.

The Historical Commission and any neighborhood conservation district commission are each specifically authorized to institute any and all actions, proceedings in law and in equity, as they it deems necessary and appropriate to obtain compliance with the requirements of this article or to prevent a threatened violation thereof. Any violation of any provision of this article may be punished to the like extent provided in Section 13 of Chapter 40C of the General Laws for a violation of said Chapter 40C. In addition to the foregoing, no building permit shall be issued, with respect to any premises upon which a landmark or a structure within any neighborhood conservation district has been voluntarily demolished otherwise than pursuant to a certificate granted after compliance with the provisions of this article, for a period of two years after the date of the completion of such demolition (the word "premises" for the purposes of this sentence referring to the parcel of land upon which the demolished structure was located and all adjoining parcels of land under common ownership or control.)

2.78.280 Decennial Review.

- A. Every ten years beginning in 2024, the City Council shall review each existing Neighborhood Conservation District according to the following schedule:

<u>Avon Hill</u>	<u>Years ending in 4 (2024, 2034, 2044, etc)</u>
<u>Half-Crown Marsh</u>	<u>Years ending in 6 (2026, 2036, 2046, etc)</u>
<u>Mid Cambridge</u>	<u>Years ending in 8 (2028, 2038, 2048, etc)</u>
<u>Harvard Square</u>	<u>Years ending in 0 (2030, 2040, 2050, etc)</u>

- B. The City Manager shall work with the NCD, CHC, and other relevant city departments to present a report to the City Council no later than September 30 of the year in which review is scheduled to occur. The report shall contain:

1. Summary of current NCD membership, boundaries, guidelines, and procedures.
2. Summary of the business of the NCD over the previous decade including (but not limited to) a list of any cases in which an application was outright rejected as well as relevant and instructive examples of cases in which applications were approved or approved with modifications.
3. Information about any demographic changes or other major changes that occurred within the district over the previous decade
4. Guidance on recommended changes to the boundaries, guidelines, and/or procedures of the NCD, if there are any.
5. City Manager self-assessment of progress toward achieving council diversity and representation goals for the NCD.

- C. No later than 3 months following the end of the year in which the NCD was subject to review, the City Council shall adopt an order either to reapprove of the NCD (with or without changes), discontinue the NCD, or establish a Study Committee to consider deeper changes related to district boundaries, guidelines, and procedures. If the council does not issue any such order within that timeframe, the NCD shall be discontinued until such an order is made.

Attachment B – Proposed Ordinance 2022 #11

2.78.140 Purpose.

The City Council finds it necessary to enact this article under Section 6 of the Home Rule Amendment in order to preserve, conserve and protect the beauty and heritage of the City ~~and to~~ ; to improve the quality of its built environment through identification, conservation and maintenance of neighborhoods, areas, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic, racial, or social history of the City ~~in balance with other City priorities including allowing housing growth in all City neighborhoods to welcome a diverse set of residents, sustainability, and accessibility; to foster appropriate use and wider public~~ knowledge and appreciation of such neighborhoods, areas or structures; to ~~welcome a diverse set of residents and~~ broaden appreciation for individuals with marginalized identities who have shaped Cambridge's history; and by furthering these purposes ~~in balance with other City priorities such as housing construction, environmental sustainability, and accessibility~~ to promote the public welfare by making the City a more attractive, desirable, affordable, diverse, equitable, accessible, and inclusive place in which to live and work. To achieve these purposes, the City may designate neighborhood conservation districts and landmarks to be administered as set forth in this article.

2.78.160 Neighborhood conservation district commission—Established—Membership requirements.

- A. Upon designation as provided in Section 2.78.180 of this article of any neighborhood conservation district, and unless the designation provides that the Historical Commission itself shall exercise authority with respect thereto, the City Manager shall appoint a neighborhood conservation district commission to consist of seven members and three alternates ~~who shall by reason of experience or education have demonstrable knowledge and concern for improvement, conservation, and enhancement of the district,~~ and whose composition ~~fairly~~ represents the diversity of the ~~neighborhood itself designated neighborhood~~ in terms of age, race, ethnicity, ~~sex, gender, sexual identity, and housing experience~~ ~~gender identity, sexual orientation, and property ownership or tenancy~~. Appointments shall reflect the City's goals for anti-racism, diversity, equity, and inclusion. Members and alternates must have the ability to work and interact effectively with individuals and groups with a variety of identities, cultures, backgrounds, and ideologies. ~~The City Manager shall at all times endeavor to achieve and maintain a balance on Commissions that fairly represents the community within and surrounding the district. The~~ membership shall be as follows:

Member 1. District homeowner

Member 2. District renter

Member 3. District resident

Member 4. District resident

Member 5. District business operator/owner or District resident

Member 6. Historical Commission member/CHC alternate or Cambridge resident

Member 7. Cambridge resident with technical knowledge professional qualifications

Alternate 1. District resident

Alternate 2. District resident

Alternate 3. District resident

The district business operator/owner seat shall be occupied by someone who owns or operates a business within the district that is not a formula business as defined in Article 2.000, or a representative of a business association within the district. The City Manager shall prioritize applicants representing retail establishments, local service establishments, or restaurants that employ no more than 50 full-time equivalent employees. The requirement to seat a district business operator/owner shall not apply when a district does not contain any portion of a commercial district or when the City Manager is unable to fill the seat after an exhaustive search. Whenever the requirement does not apply, the seat shall be filled by a district resident.

The Cambridge resident with technical knowledge professional qualifications shall be occupied by someone who possesses technical knowledge training or experience in historical preservation, architecture, and/or a similar field. For three years following Three years after establishment of a new the district, the Cambridge resident with technical knowledge seat may be occupied by requirement that one member be a member or alternate of the Cambridge Historical Commission shall cease and a district resident shall be appointed to that position. Under no other circumstance may an individual serve at once on both the Cambridge Historical Commission and a NCDC.

The Neighborhood Conservation District Commission shall act solely in the exercise of those functions described in this article which are applicable to the district under its administration. A member of the Historical Commission staff should be assigned to provide ongoing administrative and operational assistance to the Neighborhood Conservation District Commission.

- B. Members shall be appointed by the City Manager with regard to the diversity of residents within and surrounding the district. Such members shall serve for a term of three years, except that the initial appointments shall be for one member to serve one year and one member to serve two years, and vacancies shall be filled for the unexpired term of office. No member shall serve more than two consecutive terms. Each member and alternate may continue in office for up to six months after expiration of his or her term until a successor is duly appointed and qualified. The City Manager may extend an appointment by another six months if no such duly appointed and qualified successor has been appointed at the point of expiration, provided the City Council votes to approve the extension.
- C. The neighborhood conservation district commission shall elect annually a Chair and Vice-Chair from its own number. In the case of absence, inability to act, or unwillingness to act because of self-interest on the part of a member, their place shall

be taken by an alternate member designated by the Chair, if available, otherwise by the Vice-Chair if available, otherwise by a majority vote of the members and alternate members of the Commission present. The person exercising the function of Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Persons serving as members or alternate members of a neighborhood conservation district commission shall, as a result of such service, be considered as "special municipal employees" for purposes of Chapter 268A of the General Laws.

2.78.170 Powers and duties.

- A. The Historical Commission and each neighborhood conservation district commission shall have like powers, functions and duties with respect to each landmark and neighborhood conservation district over which it has jurisdiction as is provided Historic District Commissions under clauses (a) through (g) under Section 10 of Chapter 40C of the General Laws with respect to historic districts, including without limitation with respect to the approval and disapproval of certificates of appropriateness, non-applicability and hardship, the dating and signing of such certificates, the keeping of records and adoption of rules and regulations, the filing with the City Clerk and Building Department of certificates and determinations of disapproval by it, and the determination of designs of appurtenances (excluding colors) which will meet the requirements of the landmark or neighborhood conservation district.
- B. ~~The Historical Commission and each~~ Neighborhood Conservation District Commissions shall have no powers or jurisdiction over any residential buildings in which a majority of the units are permanently reserved for households at or below 100% of area median income or any parcel that is proposed to be developed into residential housing in which a majority of the units are to be permanently reserved for households at or below 100% of area median income, either through the Affordable Housing Overlay or any other means.

2.78.180 Designation procedures.

- A. The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures; may recommend for designation as a neighborhood conservation district any area within the City containing places and structures which it determines are of importance to the architectural, aesthetic, cultural, political, economic or social history of the City, and which considered together cause such area to constitute a distinctive neighborhood or to have a distinctive character in terms of its exterior features; and may recommend amendments to any designation of landmark or neighborhood conservation district theretofore made.
- B. Prior to the recommendation of designation or amendment of designation of any landmark or neighborhood conservation district an investigation and report on the

historical, architectural and other relevant significance thereof shall be made. The report shall recommend the boundaries of any proposed landmark or neighborhood conservation district and shall recommend for incorporation in the order of the City Council designating each landmark or neighborhood conservation district general and/or specific standards and appropriate criteria consistent with the purposes of this article and the provisions of Section 2.78.190 of this article that are to be applied in making any determination of the type referred to in Sections 2.78.170, 2.78.210 and 2.78.220 of this article, with respect to the designated landmark or within the designated neighborhood conservation district.

- C. In the case of a landmark, preparation of the report shall be prepared directed by the Historical Commission. In the case of a neighborhood conservation district, preparation of the report shall be prepared directed by a study committee consisting of three members or alternates of the Historical Commission and six persons appointed by the City Manager who shall by reason of experience or education have demonstrable knowledge and concern for improvement, conservation, and enhancement of the district, and whose composition fairly represents the diversity of the neighborhood itself in terms of age, race, ethnicity, sex, gender, sexual identity, and experience with housing gender identity, sexual orientation, and property ownership or tenancy. Appointments shall reflect the City's goals for antiracism, diversity, equity, and inclusion. Members and alternates must have the ability to work and interact effectively with individuals and groups with a variety of identities, cultures, backgrounds, and ideologies. The City Manager shall at all times endeavor to achieve and maintain a balance on Commissions that fairly represents the community within and surrounding the district. Members shall be appointed by the City Manager with regard to the diversity of residents within the district. Membership shall be as follows:

- Member 1. District homeowner
- Member 2. District renter
- Member 3. District resident
- Member 4. District resident
- Member 5. District business operator/owner
- Member 6. Cambridge resident
- Member 7. CHC member/CHC alternate
- Member 8. CHC member/CHC alternate
- Member 9. CHC member/CHC alternate

The district business operator/owner seat shall be occupied by someone who owns or operates a business within the district that is not a formula business as defined in Article 2.000, or a representative of a business association within the district. The City Manager shall prioritize applicants representing retail establishments, local service establishments, or restaurants that employ no more than 50 full-time equivalent employees. The requirement to seat a district business operator/owner shall not apply when a district does not contain any portion of a commercial district or when the City Manager is unable to fill the seat after an exhaustive search. Whenever the requirement does not apply, the seat shall be filled by a district resident.

- D. Any thirty registered voters of the City may petition that the Historical Commission initiate, or the Historical Commission on its own may initiate, the process of designating

a landmark or amending or rescinding any such designation theretofore made. Any one hundred registered voters of the City may petition that the Historical Commission initiate the process of designating a neighborhood conservation district or amending or rescinding any such designation theretofore made. The Commission shall within sixty days following the filing of such request or petition hold a preliminary hearing and arrange for the preparation of a report and, if required, request the appointment of a study committee. In the event the Historical Commission requests the appointment of a study committee, the approval of the formation of such committee shall be by order of the City Council. If a petition for a landmark designation is not accepted by the Historical Commission or a request to initiate a study of a neighborhood conservation district is not recommended by the Historical Commission or approved by the City Council, the Historical Commission shall not reconsider a proposed designation, amendment or rescission of designation within two years of its previous hearing thereon. No later than sixty days after the transmittal of a report to the Commission pertaining to a proposed designation, the Commission shall hold a public hearing. The Commission shall give not less than ~~thirty fourteen~~ days notice of such public hearing by publication in a newspaper of general circulation in the City and by mailing notice thereof to the owner of the proposed landmark and to every registered voter and property owner abutting the proposed landmark or within the proposed neighborhood conservation district, each such voter and owner to be determined from the then current records of the Assessing Department ~~or other city staff and Election Commission~~, and to the City Manager, the Planning Board and the City Clerk.

- E. Prior to the public hearing, the Commission shall transmit copies of the report to the Planning Board for its consideration and recommendations.
- F. The recommendation of the Historical Commission with regard to any designation, amendment or rescission shall be transmitted to the City Manager and to the City Clerk with a copy of the approved designation report. When making recommendations pertaining to Neighborhood Conservation Districts only, the Historical Commission shall include in their report information on the impact of the designation on housing and renovation costs in the district. The Historical Commission shall obtain and include a letter from each business association within, or within 500 yards of, the proposed district setting out their views on the proposed district, or they shall otherwise provide a statement that no response was received. The Historical Commission shall include ~~verbatim~~ each ~~and every written~~ public comment that was properly received during the Study Committee process. The Historical Commission shall provide a review of current and available academic and industry research on the price effects of historical preservation districting and shall provide a written summary of that research and relevant citations as part of the report. Designation of a landmark or a neighborhood conservation district or amendment or rescission of designation shall be by order of the City Council. In the case of a designation, the order shall include a statement of the reasons for such designation and a statement of standards which the Historical Commission or neighborhood conservation district commission is to apply under Sections 2.78.170 and 2.78.190 through 2.78.220 of this article.
- G. No designation, amendment or rescission of designation shall become effective until a map setting forth the boundaries of the landmark or neighborhood conservation district or change in the boundaries thereof, has been filed with the City Council and has been

recorded with the Registry of Deeds for the South District of Middlesex County.

- H. If the order establishing or amending a neighborhood conservation district contains provisions for both regulatory and educational/incentive programs, the regulatory provisions of the order shall not be effective unless and until the educational/incentive provisions of the order are funded.
- I. Following acceptance of a landmark designation petition by the Historical Commission, no application for a building permit for new construction or alterations on the premises of a property being considered for landmark designation shall be granted until reviewed by the Commission as though the property were designated as a landmark under this Article III.
Beginning with the acceptance of a designation petition or a vote to initiate a landmark designation study and until (a) the Historical Commission makes a negative recommendation on a proposed designation, (b) the City Council determines not to enact the proposed designation, or (c) one year has elapsed, whichever is less, the Commission shall review all proposed construction, demolition, or alteration that affects the exterior architectural features, other than color, of the structures on the premises of a proposed landmark. The Commission shall have no jurisdiction over issuance of building permits in a neighborhood conservation district study area except in the case of properties that are already designated as landmarks or protected by a preservation restriction or with regard to applications to demolish buildings pursuant to Ch. 2.78.Article II.
- J. ~~The period during which these rules and procedures apply may not be extended other than by a written request of the City Manager due to a declared emergency subject to approval by the City Council.~~
- JK. Notwithstanding the prior provisions of this section 2.78.180, a neighborhood conservation district previously established by order of the City Council, in accordance with this section, which order instructs that there be a review of the activities of the neighborhood conservation district commission established pursuant to that order, following one or more public hearings by such neighborhood conservation district commission and by the Historical Commission, and a report to the City Council by such commissions containing a summary of testimony at such hearings and recommendations by such commissions for amendments to the powers, responsibilities and procedures of such neighborhood conservation district commission (including amendments to the boundaries of the affected neighborhood conservation district), may be amended by the City Council, in a manner consistent with the recommendations of such report, or be rescinded without the necessity of the appointment of a new study committee or of a de novo study process.

2.78.190 Review procedures.

- A. Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this article, the Historical Commission or neighborhood conservation district commission having jurisdiction shall review all construction, demolition or alteration that affects the exterior architectural features, other than color, ADA compliance features, accessibility features, climate resiliency features, or renewable energy features of any landmark or within any neighborhood conservation district.

- B. The order designating or amending a landmark or neighborhood conservation district may provide that the authority of the Historical Commission or neighborhood conservation district commission having jurisdiction shall not extend to the review of one or more of the following categories of structures or exterior architectural features of the landmark or within the neighborhood conservation district in which event the structures or exterior architectural features so excluded may be constructed or altered without review by the Commission:
1. The application of exterior wall material in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element;
 2. Alterations to the exterior of existing structures that do not increase or diminish the size and location of windows and doors, cause the removal of any bay, porch, hood, window or door casing or any other protruding decorative element, or alter the appearance of a roof;
 3. The exterior appearance of a new structure that does not require a variance or special permit under the zoning ordinance then in effect;
 4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify;
 5. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level;
 6. Walls and fences;
 7. Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trellis work and similar appurtenances.
- C. The Historical Commission or a neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features or structures, including, without limitation, any of those enumerated in this section, if the provisions of the applicable order do not limit the authority of such commission with respect thereto, may be constructed or altered without review by such commission without causing substantial derogation from the intent and purposes of this article.
- D. If the order establishing or amending a neighborhood conservation district provides, the determination of a neighborhood conservation district commission shall be binding only with regard to applications to construct a new building, to demolish an existing structure if a demolition permit is required, to construct a parking lot as a principal use, and to construct an addition to an existing structure that would increase its gross floor area, and in all other cases the determinations of a commission shall be advisory only and not binding on an applicant. In no case shall a building permit be issued until the commission has made a determination under the applicable provisions of this article.
- E. A determination of the Historical Commission with regard to an application to construct a residential building in which a majority of the units are permanently reserved for households at or below 100% of area median income through the Affordable Housing Overlay or any other means on the premises of a designated landmark shall be advisory only and not binding on the applicant.

- F. Applications for temporary accessibility features shall be granted Temporary Certificates of Hardship for the length of the ownership or tenancy of the applicant. Such certificates shall be issued through administrative procedures within one business day. A determination of a Neighborhood Conservation District Commission with regard to an application to construct permanent accessibility features shall be advisory only and not binding on the applicant. A determination of the Historical Commission with regard to an application to construct such permanent features on the premises of a designated landmark shall be binding, but the Commission shall not in any case deny accessibility improvements necessary to comply with provisions of the Americans With Disabilities Act and relevant Massachusetts statutes.
- G. A determination of a Neighborhood Conservation District Commission with regard to an application to construct climate resiliency and renewable energy features shall be advisory only and not binding on the applicant. A determination of the Historical Commission with regard to an application to construct such features on the premises of a designated landmark shall be binding but not unreasonably denied.

2.78.210 Certificates of appropriateness, non-applicability or hardship.

- A. Except as the order establishing or amending a landmark or neighborhood conservation district may otherwise provide, no structure designated a landmark or within a neighborhood conservation district shall be constructed or altered in any way that affects exterior architectural features unless the Historical Commission or neighborhood conservation district commission having jurisdiction shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration.
- B. Any person who desires to obtain a certificate from the Historical Commission or neighborhood conservation district commission shall file with the Commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.
- C. No building permit for alteration of an exterior architectural feature of a landmark or construction of a structure or for alteration of an exterior architectural feature within a neighborhood conservation district and no demolition permit for demolition or removal of a landmark or of a structure within a neighborhood conservation district shall be issued by the City or any department thereof until the certificate required by this article has been issued by the Historical Commission or neighborhood conservation district commission having jurisdiction.
- D. This provision does not apply to proposals for, or existing, affordable housing projects that either are is developed under the Affordable Housing Overlay, as defined in Section 11.207 of the Zoning Ordinance, or have has a majority of their units permanently reserved for households at or below 100% of Area Median Income, in a neighborhood conservation

~~district, over which neither the Historical Commission nor any neighborhood conservation district commission has jurisdiction. The Historical Commission shall have only advisory jurisdiction with regard to such affordable housing.~~

2.78.220 Factors considered by Commissions.

- A. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall consider, among other things, the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features of structures in the surrounding area. In the case of new construction or additions to existing structures a Neighborhood Conservation District Commission shall not consider the appropriateness of the size and shape of the structure, and a Neighborhood Conservation District Commission shall not impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. A Commission shall not consider interior arrangements or architectural features not subject to public view.
- B. A Neighborhood Conservation District Commission shall not make any recommendation or requirement except for the purpose of ~~rejecting preventing~~ proposals incongruous to the historic aspects, architectural significance ~~or the distinctive character~~ of the landmark or neighborhood conservation district.
- C. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall also consider community goals as may from time to time be expressed by the City Council, including the need to provide additional housing, affordable and otherwise, and to promote the sustainable use of energy and capacity for climate resilience.

2.78.270 Enforcement and remedies.

The Historical Commission and any neighborhood conservation district commission are each specifically authorized to institute any and all actions, proceedings in law and in equity, as it deems necessary and appropriate to obtain compliance with the requirements of this article or to prevent a threatened violation thereof. Any violation of any provision of this article may be punished to the like extent provided in Section 13 of Chapter 40C of the General Laws for a violation of said Chapter 40C. In addition to the foregoing, no building permit shall be issued, with respect to any premises upon which a landmark or a structure within any neighborhood conservation district has been voluntarily demolished otherwise than pursuant to a certificate granted after compliance with the provisions of this article, for a period of two years after the date of the completion of such demolition (the word "premises" for the purposes of this sentence referring to the parcel of land upon which the demolished structure was located and all adjoining parcels of land under common ownership or control.)

2.78.280 Decennial Review.

- A. Every ten years beginning in 2024, the City Council shall review each existing Neighborhood Conservation District according to the following schedule:

<u>Half Crown Marsh</u> <u>Avon Hill</u>	Years ending in 4 (2024, 2034, 2044, etc.)
<u>Mid Cambridge</u> <u>Half Crown Marsh</u>	Years ending in 6 (2026, 2036, 2046, etc.)
<u>Avon Hill</u> <u>Mid Cambridge</u>	Years ending in 8 (2028, 2038, 2048, etc.)
Harvard Square	Years ending in 0 (2030, 2040, 2050, etc.)

- B. ~~The City Manager shall work with the NCD, CHC, and The Historical Commission with other relevant city departments to will~~ present a report to the City Council no later than September 30 of the year in which review is scheduled to occur. The report shall contain:
1. Summary of current NCD membership, boundaries, guidelines, and procedures.
 2. Summary of the ~~business activities~~ of the NCD over the previous decade including (but not limited to) a list of any cases in which an application was outright rejected as well as relevant and instructive examples of cases in which applications were approved or approved with modifications.
 3. Information about any demographic changes or other major changes that occurred within the district over the previous decade
 4. Guidance on recommended changes to the boundaries, guidelines, and/or procedures of the NCD, if there are any.
 5. ~~City Manager self-a~~Assessment of progress toward achieving council diversity and representation goals for the NCD.
- C. No later than 3 months following the end of the year in which the NCD was subject to review, the City Council shall adopt an order either to re-approve of the NCD (with or without changes), discontinue the NCD, or establish a Study Committee to consider deeper changes related to district boundaries, guidelines, and procedures. ~~If the council does not issue any such order within that timeframe, the NCD shall be discontinued until such an order is made.~~



CAMBRIDGE CITY COUNCIL

Quinton Y. Zondervan

City Councillor

Co-Chair, Ordinance Committee

Marc McGovern

City Councillor

Co-Chair, Ordinance Committee

Purpose

#	Section	Amendment	Status
1	2.78.140	<i>“in balance with other City priorities such as <u>affordable</u> housing construction, environmental sustainability, and accessibility”</i>	

Composition of NCDCs and NCDSCs

#	Section	Text	Status
2	2.78.160C	<i>“The neighborhood conservation district commission <u>and study committee</u> shall elect annually a Chair and Vice Chair...”</i>	This is a consensus item that was inadvertently left off the red line.

Jurisdiction of NCDCs and NCDSCs

#	Section	Text	Status
3	2.78.170B	Strike the phrase “ <i>Neighborhood Conservation District Commissions shall have no powers or jurisdiction over any residential buildings in which a majority of the units are permanently reserved for households at or below 100% of area median income or any parcel that is proposed to be developed into residential housing in which a majority of the units are to be permanently reserved for households at or below 100% of area median income, either through the Affordable Housing Overlay or any other means.</i> ”	CHC: this provision should be struck; it is unnecessary given the addition of 2.78.190E
4	2.78.210D	D. This provision does not apply to proposals for, or existing, affordable housing that either is developed under the Affordable Housing Overlay, as defined in Section 11.207 of the Zoning Ordinance, or has a majority of units permanently reserved for households at or below 100% of Area Median Income, in a neighborhood conservation district, over which no neighborhood conservation district commission has jurisdiction. The Historical Commission shall have only advisory jurisdiction with regard to such affordable housing.	Quinton: it would make sense to cover jurisdiction over affordable housing in a single place, instead of scattered across three different parts of the ordinance. Why do we need all three of these: 2.78.170B, 2.78.190E, AND 2.78.210D?

Factors considered by commissions

#	Section	Text	Status
5	2.78.220A	<i>"In the case of new construction or additions to existing structures, a Neighborhood Conservation District Commission shall not consider the appropriateness of the size and shape of the structure..."</i>	CHC: This is our strongest area of contention and we oppose all of the changes to these sections. It's impossible to determine the appropriateness of alterations or additions without considering the size and shape of the structure or the surrounding context of the structure. A Commission's ability to impose dimensional and setback requirements in addition to those required by zoning are important to conserving the historic patterns of architecture and development in a neighborhood or the distinctive character of a neighborhood. The goals of zoning and historic preservation are different in their regulation size and siting of structures.
6	2.78.220A	<i>"...and a Neighborhood Conservation District Commission shall not impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance."</i>	Historic preservation does not make zoning regulations weaker.
7	2.78.220B	A Neighborhood Conservation District Commission shall not make any recommendation or requirement except for the purpose of preventing proposals incongruous to the historic aspects, architectural significance or the distinctive character of the neighborhood conservation district.	

Procedures for initiation of NCDSC or landmark study

#	Section	Text	Status
8	2.78.180D	<i>"Any one hundred registered voters of the City Ten percent or fifty registered voters of a proposed neighborhood conservation district, whichever is more, may petition that the Historical Commission initiate the process of designating a neighborhood conservation district or amending or rescinding any such designation theretofore made."</i>	CHC: Could be difficult for smaller neighborhoods. Consider a percentage of registered voters in the proposed study area.

Attachment D - Proposed Ordinance 2022 #11

2.78.140 Purpose.

The City Council finds it necessary to enact this article under Section 6 of the Home Rule Amendment in order to preserve, conserve and protect the beauty and heritage of the City; to improve the quality of its built environment through identification, conservation and maintenance of neighborhoods, areas, sites and structures which constitute or reflect distinctive features of the architectural, cultural, political, economic, racial, or social history of the City; to foster appropriate use and wider public knowledge and appreciation of such neighborhoods, areas or structures; to welcome a diverse set of residents and broaden appreciation for individuals with marginalized identities who have shaped Cambridge's history; and by furthering these purposes in balance with other City priorities such as affordable housing construction, environmental sustainability, and accessibility to promote the public welfare by making the City a more attractive, desirable, affordable, diverse, equitable, accessible, and inclusive place in which to live and work. To achieve these purposes, the City may designate neighborhood conservation districts and landmarks to be administered as set forth in this article.

2.78.160 Neighborhood conservation district commission—Established—Membership requirements.

- A. Upon designation as provided in Section 2.78.180 of this article of any neighborhood conservation district, and unless the designation provides that the Historical Commission itself shall exercise authority with respect thereto, the City Manager shall appoint a neighborhood conservation district commission to consist of seven members and three alternates who shall by reason of experience or education have demonstrable knowledge and concern for improvement, conservation, and enhancement of the district, and whose composition represents the diversity of the designated neighborhood in terms of age, race, ethnicity, gender identity, sexual orientation, and property ownership or tenancy. Appointments shall reflect the City's goals for anti-racism, diversity, equity, and inclusion. Members and alternates must have the ability to work and interact effectively with individuals and groups with a variety of identities, cultures, backgrounds, and ideologies. The membership shall be as follows:

- Member 1. District homeowner
- Member 2. District renter
- Member 3. District resident
- Member 4. District resident
- Member 5. District business operator/owner or District resident
- Member 6. Historical Commission member/CHC alternate or Cambridge resident
- Member 7. Cambridge resident with professional qualifications
- Alternate 1. District resident

Alternate 2. District resident

Alternate 3. District resident

The district business operator/owner seat shall be occupied by someone who owns or operates a business within the district that is not a formula business as defined in Article 2.000, or a representative of a business association within the district. The City Manager shall prioritize applicants representing retail establishments, local service establishments, or restaurants that employ no more than 50 full-time equivalent employees. The requirement to seat a district business operator/owner shall not apply when a district does not contain any portion of a commercial district or when the City Manager is unable to fill the seat after an exhaustive search. Whenever the requirement does not apply, the seat shall be filled by a district resident.

The Cambridge resident with professional qualifications shall be occupied by someone who possesses training or experience in historical preservation, architecture, and/or a similar field. Three years after establishment of the district the requirement that one member be a member or alternate of the Historical Commission shall cease and a district resident shall be appointed to that position. Under no other circumstance may an individual serve at once on both the Historical Commission and a NCDC.

The Neighborhood Conservation District Commission shall act solely in the exercise of those functions described in this article which are applicable to the district under its administration.

- B. Members shall be appointed by the City Manager with regard to the diversity of residents within and surrounding the district. Such members shall serve for a term of three years, except that the initial appointments shall be for one member to serve one year and one member to serve two years, and vacancies shall be filled for the unexpired term of office. No member shall serve more than two consecutive terms. Each member and alternate may continue in office for up to six months after expiration of his or her term until a successor is duly appointed and qualified. The City Manager may extend an appointment by another six months if no such duly appointed and qualified successor has been appointed at the point of expiration, provided the City Council votes to approve the extension.
- C. The neighborhood conservation district commission and study committee shall elect annually a Chair and Vice-Chair from its own number. In the case of absence, inability to act, or unwillingness to act because of self-interest on the part of a member, their place shall be taken by an alternate member designated by the Chair, if available, otherwise by the Vice-Chair if available, otherwise by a majority vote of the members and alternate members of the Commission present. The person exercising the function of Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Persons serving as members or alternate members of a neighborhood conservation district commission shall, as a result of such service, be considered as "special municipal employees" for purposes of Chapter 268A of the General Laws.

2.78.170 Powers and duties.

A. The Historical Commission and each neighborhood conservation district commission shall have like powers, functions and duties with respect to each landmark and neighborhood conservation district over which it has jurisdiction as is provided Historic District Commissions under clauses (a) through (g) under Section 10 of Chapter 40C of the General Laws with respect to historic districts, including without limitation with respect to the approval and disapproval of certificates of appropriateness, non-applicability and hardship, the dating and signing of such certificates, the keeping of records and adoption of rules and regulations, the filing with the City Clerk and Building Department of certificates and determinations of disapproval by it, and the determination of designs of appurtenances (excluding colors) which will meet the requirements of the landmark or neighborhood conservation district.

2.78.180 Designation procedures.

- A. The Historical Commission by majority vote may recommend for designation as a landmark any property within the City being or containing a place, structure, feature or object which it determines to be either (1) importantly associated with one or more historic persons or events, or with the broad architectural, aesthetic, cultural, political, economic or social history of the City or the Commonwealth or (2) historically or architecturally significant (in terms of period, style, method of construction or association with a famous architect or builder) either by itself or in the context of a group of structures; may recommend for designation as a neighborhood conservation district any area within the City containing places and structures which it determines are of importance to the architectural, aesthetic, cultural, political, economic or social history of the City, and which considered together cause such area to constitute a distinctive neighborhood or to have a distinctive character in terms of its exterior features; and may recommend amendments to any designation of landmark or neighborhood conservation district theretofore made.
- B. Prior to the recommendation of designation or amendment of designation of any landmark or neighborhood conservation district an investigation and report on the historical, architectural and other relevant significance thereof shall be made. The report shall recommend the boundaries of any proposed landmark or neighborhood conservation district and shall recommend for incorporation in the order of the City Council designating each landmark or neighborhood conservation district general and/or specific standards and appropriate criteria consistent with the purposes of this article and the provisions of Section 2.78.190 of this article that are to be applied in making any determination of the type referred to in Sections 2.78.170, 2.78.210 and 2.78.220 of this article, with respect to the designated landmark or within the designated neighborhood conservation district.
- C. In the case of a landmark, preparation of the report shall be directed by the Historical Commission. In the case of a neighborhood conservation district, preparation of the report shall be directed by a study committee consisting of three members or alternates of the Historical Commission and six persons appointed by the City Manager who shall by reason of experience or education have demonstrable knowledge and concern for improvement, conservation, and enhancement of the district, and whose composition represents the diversity of the neighborhood itself in terms of age, race, ethnicity, gender identity, sexual orientation, and property ownership or tenancy. Appointments shall reflect

the City's goals for antiracism, diversity, equity, and inclusion. Members must have the ability to work and interact effectively with individuals and groups with a variety of identities, cultures, backgrounds, and ideologies. Members shall be appointed by the City Manager with regard to the diversity of residents within the district. Membership shall be as follows:

- Member 1. District homeowner
- Member 2. District renter
- Member 3. District resident
- Member 4. District resident
- Member 5. District business operator/owner
- Member 6. Cambridge resident
- Member 7. CHC member/CHC alternate
- Member 8. CHC member/CHC alternate
- Member 9. CHC member/CHC alternate

The district business operator/owner seat shall be occupied by someone who owns or operates a business within the district that is not a formula business as defined in Article 2.000, or a representative of a business association within the district. The City Manager shall prioritize applicants representing retail establishments, local service establishments, or restaurants that employ no more than 50 full-time equivalent employees. The requirement to seat a district business operator/owner shall not apply when a district does not contain any portion of a commercial district or when the City Manager is unable to fill the seat after an exhaustive search. Whenever the requirement does not apply, the seat shall be filled by a district resident.

D. Any thirty registered voters of the City may petition that the Historical Commission initiate, or the Historical Commission on its own may initiate, the process of designating a landmark or amending or rescinding any such designation theretofore made. Any one hundred registered voters of the City may petition that the Historical Commission initiate the process of designating a neighborhood conservation district or amending or rescinding any such designation theretofore made. The Commission shall within sixty days following the filing of such request or petition hold a preliminary hearing and arrange for the preparation of a report and, if required, request the appointment of a study committee. In the event the Historical Commission requests the appointment of a study committee, the approval of the formation of such committee shall be by order of the City Council. If a petition for a landmark designation is not accepted by the Historical Commission or a request to initiate a study of a neighborhood conservation district is not recommended by the Historical Commission or approved by the City Council, the Historical Commission shall not reconsider a proposed designation, amendment or rescission of designation within two years of its previous hearing thereon. No later than sixty days after the transmittal of a report to the Commission pertaining to a proposed designation, the Commission shall hold a public hearing. The Commission shall give not less than fourteen days notice of such public hearing by publication in a newspaper of general circulation in the City and by mailing notice thereof to the owner of the proposed landmark and to every registered voter and property owner abutting the proposed landmark or within the proposed neighborhood conservation district, each such voter and owner to be determined from the then current records of the Assessing Department and Election Commission, and to the City Manager, the Planning Board and the City Clerk.

- E. Prior to the public hearing, the Commission shall transmit copies of the report to the Planning Board for its consideration and recommendations.
- F. The recommendation of the Historical Commission with regard to any designation, amendment or rescission shall be transmitted to the City Manager and to the City Clerk with a copy of the approved designation report. When making recommendations pertaining to Neighborhood Conservation Districts only, the Historical Commission shall include in their report information on the impact of the designation on housing and renovation costs in the district. The Historical Commission shall obtain and include a letter from each business association within, or within 500 yards of, the proposed district setting out their views on the proposed district, or they shall otherwise provide a statement that no response was received. The Historical Commission shall include each written public comment that was properly received during the Study Committee process. The Historical Commission shall provide a review of current and available academic and industry research on the price effects of historical preservation districting and shall provide a written summary of that research and relevant citations as part of the report. Designation of a landmark or a neighborhood conservation district or amendment or rescission of designation shall be by order of the City Council. In the case of a designation, the order shall include a statement of the reasons for such designation and a statement of standards which the Historical Commission or neighborhood conservation district commission is to apply under Sections 2.78.170 and 2.78.190 through 2.78.220 of this article.
- G. No designation, amendment or rescission of designation shall become effective until a map setting forth the boundaries of the landmark or neighborhood conservation district or change in the boundaries thereof, has been filed with the City Council and has been recorded with the Registry of Deeds for the South District of Middlesex County.
- H. If the order establishing or amending a neighborhood conservation district contains provisions for both regulatory and educational/incentive programs, the regulatory provisions of the order shall not be effective unless and until the educational/incentive provisions of the order are funded.
- I. Following acceptance of a landmark designation petition by the Historical Commission, no application for a building permit for new construction or alterations on the premises of a property being considered for landmark designation shall be granted until reviewed by the Commission as though the property were designated as a landmark under this Article III. Beginning with the acceptance of a designation petition or a vote to initiate a landmark designation study and until (a) the Historical Commission makes a negative recommendation on a proposed designation, (b) the City Council determines not to enact the proposed designation, or (c) one year has elapsed, whichever is less, the Commission shall review all proposed construction, demolition, or alteration that affects the exterior architectural features, other than color, of the structures on the premises of a proposed landmark. The Commission shall have no jurisdiction over issuance of building permits in a neighborhood conservation district study area except in the case of properties that are already designated as landmarks or protected by a preservation restriction or with regard to applications to demolish buildings pursuant to Ch. 2.78.Article II.

J. Notwithstanding the prior provisions of this section 2.78.180, a neighborhood conservation district previously established by order of the City Council, in accordance with this section, which order instructs that there be a review of the activities of the neighborhood conservation district commission established pursuant to that order, following one or more public hearings by such neighborhood conservation district commission and by the Historical Commission, and a report to the City Council by such commissions containing a summary of testimony at such hearings and recommendations by such commissions for amendments to the powers, responsibilities and procedures of such neighborhood conservation district commission (including amendments to the boundaries of the affected neighborhood conservation district), may be amended by the City Council, in a manner consistent with the recommendations of such report, or be rescinded without the necessity of the appointment of a new study committee or of a de novo study process.

2.78.190 Review procedures.

- A. Except as the order designating or amending a landmark or neighborhood conservation district may otherwise provide in accordance with this article, the Historical Commission or neighborhood conservation district commission having jurisdiction shall review all construction, demolition or alteration that affects the exterior architectural features, other than color, ADA compliance features, accessibility features, climate resiliency features, or renewable energy features of any landmark or within any neighborhood conservation district.
- B. The order designating or amending a landmark or neighborhood conservation district may provide that the authority of the Historical Commission or neighborhood conservation district commission having jurisdiction shall not extend to the review of one or more of the following categories of structures or exterior architectural features of the landmark or within the neighborhood conservation district in which event the structures or exterior architectural features so excluded may be constructed or altered without review by the Commission:
 1. The application of exterior wall material in a manner that does not require the removal or enclosure of any cornice, fascia, soffit, bay, porch, hood, window or door casing, or any other protruding decorative element;
 2. Alterations to the exterior of existing structures that do not increase or diminish the size and location of windows and doors, cause the removal of any bay, porch, hood, window or door casing or any other protruding decorative element, or alter the appearance of a roof;
 3. The exterior appearance of a new structure that does not require a variance or special permit under the zoning ordinance then in effect;
 4. Signs, temporary structures, lawn statuary, or recreational equipment, subject to such conditions as to duration of use, dimension, location, lighting, removal and similar matters as the Commission may reasonably specify;
 5. Terraces, walks, driveways, sidewalks and similar structures substantially at grade level;
 6. Walls and fences;
 7. Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae, trellis work and similar appurtenances.

- C. The Historical Commission or a neighborhood conservation district commission may determine from time to time after a public hearing that certain categories of exterior architectural features or structures, including, without limitation, any of those enumerated in this section, if the provisions of the applicable order do not limit the authority of such commission with respect thereto, may be constructed or altered without review by such commission without causing substantial derogation from the intent and purposes of this article.
- D. If the order establishing or amending a neighborhood conservation district provides, the determination of a neighborhood conservation district commission shall be binding only with regard to applications to construct a new building, to demolish an existing structure if a demolition permit is required, to construct a parking lot as a principal use, and to construct an addition to an existing structure that would increase its gross floor area, and in all other cases the determinations of a commission shall be advisory only and not binding on an applicant. In no case shall a building permit be issued until the commission has made a determination under the applicable provisions of this article.
- E. A determination of the Historical Commission with regard to an application to construct a residential building in which a majority of the units are permanently reserved for households at or below 100% of area median income through the Affordable Housing Overlay or any other means on the premises of a designated landmark shall be advisory only and not binding on the applicant.
- F. Applications for temporary accessibility features shall be granted Temporary Certificates of Hardship for the length of the ownership or tenancy of the applicant. Such certificates shall be issued through administrative procedures within one business day. A determination of a Neighborhood Conservation District Commission with regard to an application to construct permanent accessibility features shall be advisory only and not binding on the applicant. A determination of the Historical Commission with regard to an application to construct such permanent features on the premises of a designated landmark shall be binding, but the Commission shall not in any case deny accessibility improvements necessary to comply with provisions of the Americans With Disabilities Act and relevant Massachusetts statutes.
- G. A determination of a Neighborhood Conservation District Commission with regard to an application to construct climate resiliency and renewable energy features shall be advisory only and not binding on the applicant. A determination of the Historical Commission with regard to an application to construct such features on the premises of a designated landmark shall be binding but not unreasonably denied.

2.78.210 Certificates of appropriateness, non-applicability or hardship.

- A. Except as the order establishing or amending a landmark or neighborhood conservation district may otherwise provide, no structure designated a landmark or within a neighborhood conservation district shall be constructed or altered in any way that affects exterior architectural features unless the Historical Commission or neighborhood conservation district commission having jurisdiction shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration.

- B. Any person who desires to obtain a certificate from the Historical Commission or neighborhood conservation district commission shall file with the Commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.
- C. No building permit for alteration of an exterior architectural feature of a landmark or construction of a structure or for alteration of an exterior architectural feature within a neighborhood conservation district and no demolition permit for demolition or removal of a landmark or of a structure within a neighborhood conservation district shall be issued by the City or any department thereof until the certificate required by this article has been issued by the Historical Commission or neighborhood conservation district commission having jurisdiction.
- D. This provision does not apply to proposals for, or existing, affordable housing that either is developed under the Affordable Housing Overlay, as defined in Section 11.207 of the Zoning Ordinance, or has a majority of units permanently reserved for households at or below 100% of Area Median Income, in a neighborhood conservation district, over which no neighborhood conservation district commission has jurisdiction. The Historical Commission shall have only advisory jurisdiction with regard to such affordable housing.

2.78.220 Factors considered by Commissions.

- A. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall consider, among other things, the historic and architectural value and significance of the site or structure, the general design, arrangement, texture and material of the features involved, and the relation of such features to similar features of structures in the surrounding area. In the case of new construction or additions to existing structures a Neighborhood Conservation District Commission shall not consider the appropriateness of the size and shape of the structure, and a Neighborhood Conservation District Commission shall not impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. A Commission shall not consider interior arrangements or architectural features not subject to public view.
- B. A Neighborhood Conservation District Commission shall not make any recommendation or requirement except for the purpose of preventing proposals incongruous to the historic aspects, architectural significance or the distinctive character of the landmark or neighborhood conservation district.
- C. In passing upon matters before it, the Historical Commission or neighborhood conservation district commission shall also consider community goals as may from time to time be expressed by the City Council, including the need to provide additional housing,

affordable and otherwise, and to promote the sustainable use of energy and capacity for climate resilience.

2.78.270 Enforcement and remedies.

The Historical Commission and any neighborhood conservation district commission are each specifically authorized to institute any and all actions, proceedings in law and in equity, as it deems necessary and appropriate to obtain compliance with the requirements of this article or to prevent a threatened violation thereof. Any violation of any provision of this article may be punished to the like extent provided in Section 13 of Chapter 40C of the General Laws for a violation of said Chapter 40C. In addition to the foregoing, no building permit shall be issued, with respect to any premises upon which a landmark or a structure within any neighborhood conservation district has been voluntarily demolished otherwise than pursuant to a certificate granted after compliance with the provisions of this article, for a period of two years after the date of the completion of such demolition (the word "premises" for the purposes of this sentence referring to the parcel of land upon which the demolished structure was located and all adjoining parcels of land under common ownership or control.)

2.78.280 Decennial Review.

- A. Every ten years beginning in 2024, the City Council shall review each existing Neighborhood Conservation District according to the following schedule:

Half Crown Marsh	Years ending in 4 (2024, 2034, 2044, etc.)
Mid Cambridge	Years ending in 6 (2026, 2036, 2046, etc.)
Avon Hill	Years ending in 8 (2028, 2038, 2048, etc.)
Harvard Square	Years ending in 0 (2030, 2040, 2050, etc.)

- B. The Historical Commission with other relevant city departments will present a report to the City Council no later than September 30 of the year in which review is scheduled to occur. The report shall contain:
1. Summary of current NCD membership, boundaries, guidelines, and procedures.
 2. Summary of the activities of the NCD over the previous decade including (but not limited to) a list of any cases in which an application was outright rejected as well as relevant and instructive examples of cases in which applications were approved or approved with modifications.
 3. Information about any demographic changes or other major changes that occurred within the district over the previous decade
 4. Guidance on recommended changes to the boundaries, guidelines, and/or

procedures of the NCD, if there are any.

5. Assessment of progress toward achieving council diversity and representation goals for the NCD.
- C. No later than 3 months following the end of the year in which the NCD was subject to review, the City Council shall adopt an order either to re-~~approve~~ of the NCD (with or without changes), discontinue the NCD, or establish a Study Committee to consider deeper changes related to district boundaries, guidelines, and procedures.

Erwin, Nicole

From: Susan M. Carter <studiotgirl1946@gmail.com>
Sent: Wednesday, April 26, 2023 11:15 AM
To: City Clerk; City Council
Subject: Historic Preservation - The Historic soul of Cambridge needs to be preserved, respected and cherished by our current and future residents

Executive Director of the Cambridge Historical Commission, Charles Sullivan has written a thoughtful counter amendment that updates some of the language, maintains the 10 person petition and key professional criteria and allows non-binding review for affordable housing. CCC supports Mr. Sullivan's amended language which will allow us to maintain and promote preservation where we can, in part because historical architecture makes the city so beautiful, and existing buildings represent the best naturally occurring affordable housing that we have.

Respectfully,

Susan M. Carter
41 Holden Street
Cambridge, MA 02138

Erwin, Nicole

From: Barbara Rubel <barbararubel952@gmail.com>
Sent: Wednesday, April 26, 2023 11:13 AM
To: City Council
Cc: City Clerk
Subject: East Cambridge Neighborhood Conservation District

I am writing in support of the East Cambridge Neighborhood Conservation District. I support the original concept, produced after months of research and neighborhood input, and also support the modifications recently suggested by Charles Sullivan.

Existing neighborhood conservation districts have preserved the architecture and history of other parts of Cambridge and East Cambridge deserves the same. Changing the rules for existing and new districts seems like a thinly veiled attempt to do away with them altogether so that developers can demolish and build with fewer restrictions and little concern for the visual fabric of the community and the quality of life for the thousands who already live here.

The best proposals will win out across Cambridge. The East Cambridge Neighborhood Conservation District will encourage all neighbors in the district to have a say in what the built environment looks and feels like for years to come.

I hope the Council will endorse this sensible plan.

Thank you,
Barbara Rubel
21 Otis Street

Erwin, Nicole

From: Joan Pickett <jpickett7@yahoo.com>
Sent: Wednesday, April 26, 2023 11:11 AM
To: City Council; City Clerk
Cc: City Manager; Glowa, Nancy
Subject: Postpone 4/26 Ordinance Committee meeting on Historic Buildings Landmarks petition

Dear Councillor McGovern and other members of the Ordinance Committee,

As Committee chair and a senior member of the council, I know you respect the history and value the input of engaged citizens on important city matters. But, it is impossible for residents to provide meaningful comment on material that is not posted or provided until the very last minute.

Therefore, I request the meeting set today on the Historic Buildings Landmarks petition be postponed until the public has had a sufficient opportunity to review the latest version of the NCD Ordinance.

The reason for the delay in providing materials is **not** the point. The meeting should be conducted in such a way as to remove any concern about fairness and transparency in its deliberations. Proceeding today without allowing for such review by residents clouds the deliberations and, rightly or wrongly, raises questions as to motives.

It should be a city council standard that **all committees** are required to post full and complete up to date meeting materials at a minimum 72 hours before the meeting or postpone the meeting. I hope the council will request the city solicitor to develop language and the council will adopt such language to become part of the city council rules and the city charter.

Sincerely,

Joan Pickett
59 Ellery St.

Erwin, Nicole

From: Blier, Suzanne <blier@fas.harvard.edu>
Sent: Wednesday, April 26, 2023 10:57 AM
To: City Council; City Clerk
Subject: We are Better Than This! Please postpone the Ordinance committee hearing on the NCDs today

Dear Chairs McGovern and Zondervan, Mayor Siddiqui, and Cambridge City Councillors,

Please postpone today's 12:30 Ordinance Committee meeting on NCDs. Across the city, Neighborhood Conservation Districts are of critical importance to residents. Preserving our historical legacy for present and future generations is vital. And since many of these buildings are among the most naturally affordable housing in the city it is vital that we preserve and promote NCDs, not seek to destroy them. **We are better than this.**

We have yet to receive the proposed amendments to the NCD language. Note: Mr. Sullivan has been away for the last several weeks, and for many of us it is not at all clear why this NCD order keeps being brought back when it should have timed out. **We are better than this.**

The mean spirited, politically fraught manner in which the original NCD PO was put forward, and the personal vendetta of one resident to attack the neighborhood groups and NCDs of the city (and civic leaders such as myself) is contemptable. **We are better than this.**

The ongoing attacks of the petitioner and supporters on Cambridge Historical Staff and volunteer members of the CHC has also been repulsive. **We are better than this.**

The system of NCDs is NOT broken. I live in one and work in another and both function very well. Yes to a few tweaks, but the amendment versions we have seen instead seek to gut the NCD system as a whole. **We are better than this.**

This larger effort reveals a broken political system and one in which building more and more labs seems to be a key factor. **We are better than this!**

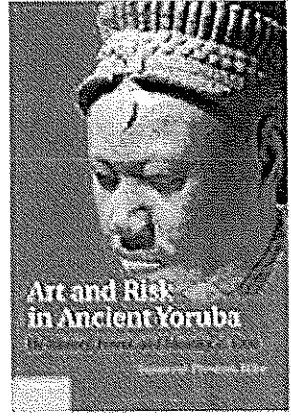
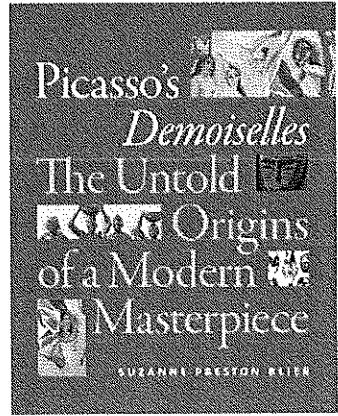
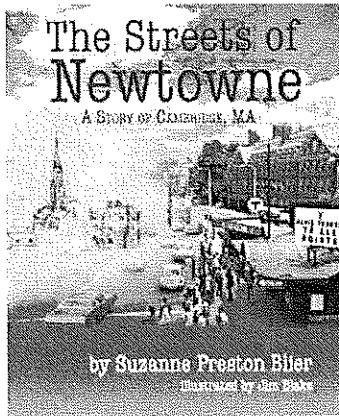
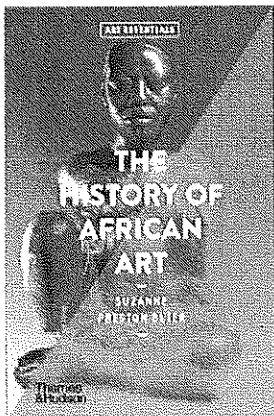
Cordially,

Suzanne Blier

"Art is a very important weapon to achieve human freedom." – Ai Weiwei

Suzanne Preston Blier, Allen Whitehill Clowes Professor of Fine Arts and of African and African American Studies
Harvard University 485 Broadway, Cambridge Ma. 02138. 617 497-1464
(she/her/hers)
Website: suzanneprestonblier.com

Chair, Executive Committee of Delegates, American Council of Learned Societies
Clerk, National Committee for the History of Art
Chair, International Advisory Committee, [WorldMap](#)
Member, Institute for Quantitative Social Science, Harvard University
Member, Harvard Mellon Urban Initiative
Member, American Academy of Arts and Sciences
43rd President, [College Art Association](#) (founded 1911)



The History of African Art (Thames and Hudson, October 2023); *The Streets of Newtowne, A Story of Cambridge MA* (Imagination and Wonder, June 2023); Recent books: *Picasso's Demoiselles: The Untold Origins of a Modern Masterpiece* (2019 Duke University Press. Winner 2020 Dedalus Foundation's Robert Motherwell Book Award in the history and criticism of modern art; Selected "Best of 2020" by *Art Forum*. *Art and Risk in Ancient Yoruba: Ife History, Power and Identity c.1300* (Cambridge University Press. Winner, 2016 Prose Prize in Art History and Criticism; Winner, 2016 Choice Outstanding Academic Title); *The Image of the Black in African and Asian Art*, with Henry Louis Gates Jr. and David Bindman (Harvard University Press. 2017); *Art of Jazz: Form/Performance/Notes* with David Bindman and Vera Grant (Harvard University Press 2017. Top 10 Art Books of 2017 Crave magazine); *Les asen: mémoires de fer forge dans l'art vodoun du Dahomey* (2018. Geneva: Ides et Calende; Forthcoming: 1325: How Africa Made the Modern World (2023 Yale University Press).

Erwin, Nicole

From: Madeleine A <master4222@gmail.com>
Sent: Wednesday, April 26, 2023 9:32 AM
To: City Council
Cc: City Clerk; City Manager
Subject: Please postpone today's 12:30 Ordinance Committee hearing on the "Historic Buildings and Landmarks" petition

A last-minute new version will be presented at today's hearing that the public has not had a chance to read. This is not transparency and should not be tolerated.

Thank you for doing your job of keeping the public informed by postponing the hearing.

Madeleine Aster

North Cambridge

Erwin, Nicole

From: Jean Spera <jmspera@comcast.net>
Sent: Wednesday, April 26, 2023 9:23 AM
To: City Council; City Manager; City Clerk
Subject: Ordinance Committee-Historic Buildings/ Landmarks Petition

Dear Members of the Cambridge City Council,

As life-long residents of Cambridge, we are concerned that ample opportunity to review any and all proposed changes to the Ordinance regarding Historic Buildings and Landmarks was not provided to residents. The Ordinance Committee meeting is set for today at 12:30 p.m. for purpose of discussing a document that has not been available to the public.

As you most likely are aware, this lack of access is particularly disheartening to the East Cambridge Community which spent countless hours of meetings, discussions, walk arounds, outreach, etc in working on the proposed East Cambridge Conservation District.

This Ordinance review process appears to be exclusionary, unfair, and lacking in transparency.

Thank you for your attention.

Sincerely,

Anna Spera
Jean Spera
12 Sciarappa Street

Sent from my iPhone

Erwin, Nicole

From: shawdee eshghi <shawdeeeshghi@gmail.com>
Sent: Tuesday, April 25, 2023 11:10 PM
To: City Council
Cc: City Manager; City Clerk

Dear City Councillors:

Cambridge has an important opportunity to meet the climate crisis with a strong set of amendments to the Building Energy Use Disclosure Ordinance (BEUDO).

I urge you to support amendments that set 2035 as the deadline for all nonresidential BEUDO buildings to reach net zero greenhouse gas emissions.

And I urge you to avoid the use of global offsets, which are not currently verifiable, often displace better land uses, and make no impact locally. Local offsets will support decarbonization projects in our region—providing green jobs and mitigating public health impacts of emissions, most importantly in environmental justice communities. If global offsets are allowed, they must be priced the same as local ones, to incentivize investments in local emissions reduction projects.

The climate crisis is an emergency, and we need to treat it that way. The most recent UN Report, based on the latest research, calls for reducing greenhouse gas emissions aggressively now on many fronts.

I want to live in a city that is doing its part with the appropriate level of urgency.

Thank you,

Shawdee Eshghi
02138

Erwin, Nicole

From: helen snively <hmsnively@aol.com>
Sent: Tuesday, April 25, 2023 8:16 PM
To: City Council; City Clerk
Subject: Please KEEP the Neighborhood Conservation Districts

Dear council members,

Our Neighborhood Conservation Districts are valuable and we need one in every neighborhood.. Apparently someone's trying to get rid of them? Huh? We need more! In the face of so much insensitive development they are one tool to preserve some of the architecture that makes Cambridge special.

Charlie Sullivan has written an amendment that would let us keep these committees functioning. I hope you will all support it.

And I have a reason to value them. In the Antrim/Fayette neighborhood we are very grateful for our Mid-Camb Historical District Committee (apologies if I missed/switched a word) that allowed neighbors to oppose a monstrosity. Now we just have a pair of over-the-top expensive buildings that no one we know could possibly afford. But at least the new thing is a reasonable size, and the committee is the only thing that stood in the way of something worse.

By the way, could someone figure out how to stop this kind of gentrification? A few years back the 4-family house down the street got turned into 2 town houses. Instead of the dozen or so people who traditionally lived in those 4 apartments, there are now 2 couples plus a baby in that same now over-elegant house--which the developer actually expanded! And we wonder why people are homeless?

If you can figure out how to stop developers from removing our existing stock of affordable housing, I'll work on your reelection campaign :)

Helen Snively
Fayette Park

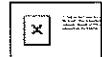
Erwin, Nicole

From: babette meyer <babettemeyer10@gmail.com>
Sent: Tuesday, April 25, 2023 7:42 PM
To: City Council
Cc: City Clerk
Subject: NCDs

Once our historic buildings are gone, they are gone forever.

Support the proposed amendment language by Charles Sullivan (and/or existing policies) so that we can pass down core examples of our rich legacy of historic buildings to the next generation.

Babette Meyer
Porter Square



Virus-free www.avast.com

Erwin, Nicole

From: Catherine Zusy <cathzusy@gmail.com>
Sent: Tuesday, April 25, 2023 5:42 PM
To: City Council; City Clerk
Subject: Stop proposed efforts to gut city architectural preservation policies

4.25.23

To: Ordinance Committee
From: Cathie Zusy, 202 Hamilton St., Cambridge, MA 02139
Re: Stop proposed efforts to gut city architectural preservation policies

Please, once more, I ask you to refrain from gutting our Neighborhood Conservation Districts by making them less viable and more difficult to initiate.

I support the CHC's Charles Sullivan's counter amendment that will allow us to maintain and promote preservation where we can. Historical architecture and architectural nuance provide richness to Cambridge. Why would we want to block a flexible and exceptionally beneficial program—the Neighborhood Conservation District—a program that Cambridge initiated and that is a model nationally?

We can have affordable housing and preserve our architectural fabric, both.

Erwin, Nicole

From: Aram Harrow <harrow@gmail.com>
Sent: Tuesday, April 25, 2023 4:15 PM
To: City Council
Cc: City Clerk
Subject: supporting the NCD amendment

Dear City Council,

NCDs, in their current form, are bad for the city by making it harder to build or maintain housing. Even when their opinions are non-binding, they cause multi-month delays in the permit process, and increase uncertainty. They push development towards higher cost, more dangerous (due to lead paint and outdated electrical), and less environmentally sustainable choices.

They should exist in an advisory-only capacity, and they should not slow down our already incredibly slow permitting process.

The amendment under consideration is a step in the right direction by reducing the power of NCDs.

More generally, I hope that you will take steps to make building easier, and to prioritize climate and other environmental goals for building.

Thanks for your time and your work on this,
Aram Harrow

Erwin, Nicole

From: marie elena saccoccio <saccocciom@yahoo.com>
Sent: Tuesday, April 25, 2023 1:43 PM
To: City Council; City Manager; City Clerk; Toner, Paul; Carlone, Dennis; Simmons, Denise; Farooq, Iram; Hill, Eric; Burks, Sarah; Sullivan, Charles M.
Cc: mbm0044@aol.com; bsaccoccio@comcast.net; jmspera@comcast.net; Audrey Cunningham; John Whisnant; William Dines; alan greene; Francesca Gordini; Fabrizio Gentili; chuckhinds@msn.com; Joan Pickett; 'John Pitkin'; Phil Wellons; Paula Paris; Kyle Sheffield; Gavin Kleespies; Bruce Irving; joanne_solet@hms.harvard.edu
Subject: Submission for Consideration of Amendments to NCD Ordinance.
Attachments: EC Historyamendedfinal.docx

City Councilors et al,

The most distressing thing for me since we initiated the proposed EC NCD was what has been termed the Crowe Petition. Truly it was born out of complete ignorance about our process and motivation. To be sure, for so many years without East Cambridge proposal, no one in the City really cared to object to preservation efforts. After all, Harvard Square and Avon Hill and the other neighborhoods were truly worthy of preservation and warranted that investment. East Cambridge?? Our industrial cash cow? Our immigrant reservoir of workers? Who cares?

That was precisely what motivated us in our preservation efforts. Much has never been known or even discussed or even memorialized by our CHC. I am attaching a kind of snapshot of momentous events that happened right here. Some you may know about but many, trust me, you do not.

While preservation efforts are currently criticized as elitist, the approach many on this Council are taking are truly elitist. Such a sudden interest and investment in defeating one neighborhood's efforts are truly the epitome of elitism.

As I explained previously, we met as a group in St. Francis of Assisi Church Hall for almost a year. We reviewed historical accounts; old photos; old maps; books; journal articles; NCD guidelines from around the country. The group was very diverse with some in their 80's and some in their 20's. Three were gay; one was legally blind; some were lifelong residents and some were newer owners; two were foreign born. There was a trained architect and I, the lawyer. I had one intern who was a law school student assisting and attending each meeting; he was fourth generation Cambridge resident from a notable Black family. We were a very diverse group!

Our endeavor was never about elitism. It was the epitome of inclusion in the real sense. Inclusion of our industrial history and the wonderful events that began in East Cambridge.

I understand the position of Charles Sullivan in submitting something that presents change. The truth is it never really needed much change other than a few tweaks. Sad that this Council has been led astray and hoodwinked by what the Pope has called the "keyboard warriors."

Please read the attached account of notable events in East Cambridge, events that have had a dramatic effect on our daily lives and our jurisprudence from Squire's, the first public health trial in the country, to the first minimum wage law for women and seeds of OSHA at our very own Foundry. Did you know that our local residents provided safe harbor for Sacco and Vanzetti skipped to Mexico? Did you know

that minstrel shows were held at St. Francis to raise money for the Sacco and Vanzetti defense fund? Did you know that Dorothea Dix, taught Sunday school in East Cambridge jail and therein were the seeds of protection of the mentally ill from incarceration with inmates nationwide??

I could go on and on. What I learned throughout our study period is that our NCD ordinance was the first in the country. It is considered the gold standard. Today there are 145 similar ordinances in 35 states based on our Ordinance.

Very truly yours,

Marie Elena Saccoccio, Esquire
55 Otis Street
Cambridge, MA 02141
BBO#552854

ANDREW CRAIGIE AND HIS GIFT

Much of the court property here in Cambridge was the result of a gift of Andrew Craigie who had the foresight and courage to recognize that placing the county seat here in East Cambridge would determine its fate as a thriving neighborhood. It did just that. His gift of the property and some of our present buildings are memorialized in a deed with explicit restrictive covenants, such that the property would always be for PUBLIC use; for the benefit of the residents of Middlesex County at large but also for the benefit of the local abutters, to be constructed of stone and brick and in harmony with its neighbors.

DOROTHEA DIX

In 1841, Dix volunteered to teach Sunday school classes to female convicts in East Cambridge Jail. During her visits she saw people with mental illnesses who had been treated inhumanely and neglectfully, and she became determined to improve conditions. She began to investigate the treatment of the mentally ill and prisoners in Massachusetts.

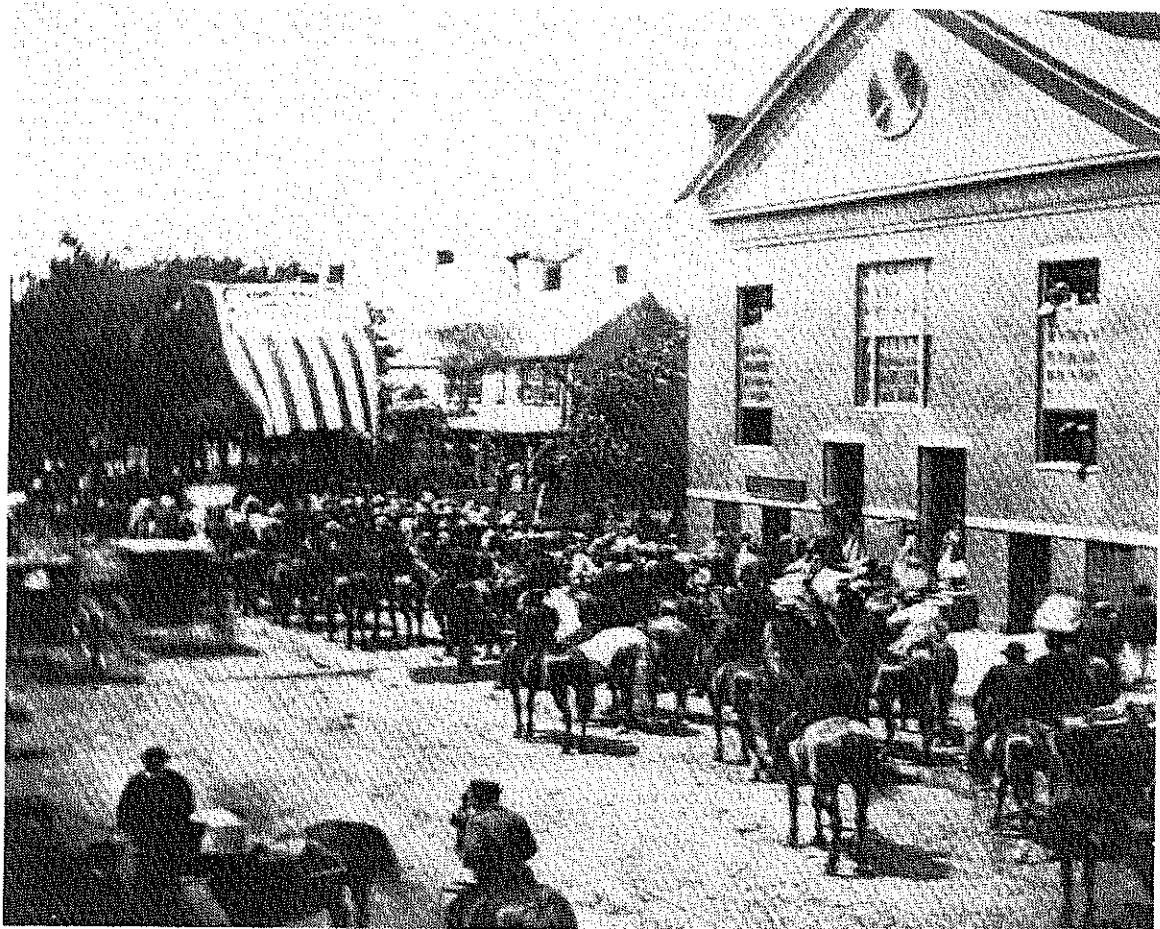
After seeing the horrors in the East Cambridge Jail, Dix began her campaign for the more humane treatment of the incarcerated. She traveled to other parts of Massachusetts and found East Cambridge was not an outlier; jails all over the state were filled with mentally ill people who had no criminal record. Along the way, Dix took notes and interviewed people in countless fields; she talked to psychiatrists to learn more about mental illnesses; and she met with people who worked in the jails, people who lived in the community, and people who had been affected by mental illness. She was tireless in her pursuit of prison reform.

In 1843, she submitted a pamphlet to the Massachusetts state legislature demanding reform and sympathy for the people who had been discriminated against because of their mental health. r.

Dix was a fierce champion for the incarcerated, and she was a key player in the reformation of the Massachusetts prison system. Because of her commitment, new facilities were built to house the mentally ill, so they weren't just thrown in jails. Because of her selflessness, 32 institutions were built and the way people in these institutions are treated has changed forever.

Dix did not stop with Massachusetts. She went on to tour asylums and prisons in every state east of the Mississippi. She campaigned in every one of these places to establish humane asylums for the mentally ill and founding or adding new hospitals and facilities. In 1848, she lobbied at the Federal level and asked Congress to grant 12 million acres of public land to benefit the mentally ill and for the blind and deaf (bio.). Congress ended up approving the bill, but in the end, in 1854, President Franklin Pierce vetoed it.

ABOLITIONISTS AND THE CIVIL WAR



435. Return of the Sixteenth Massachusetts Infantry at Cambridge and Fourth streets, July 27, 1864

Second Baptist Church of Cambridge had as one of its enumerated missions to train missionaries to go down South and convert the black slaves. There was also an East Cambridge Abolitionist group. Lewis Hall, President of East Cambridge Savings Bank for over 30 years, was an abolitionist who proudly shared that he helped William Lloyd Garrison escape the Boston Riot of 1835. He resided in my present home at 55 Otis Street.

SQUIRE'S

THE OFFICIAL RECORD

OF

THE STATE BOARD OF HEALTH,
OF MASSACHUSETTS; —

TOGETHER WITH

A PHONOGRAPHIC REPORT

OF THE

EVIDENCE AND ARGUMENTS AT THE HEARING,

BY

GEORGE C. BURPEE AND W. O. ROBSON.

C
CAMBRIDGE:
WELCH, BIGELOW, AND COMPANY,
University Press.
1874.

The first nuisance suit in the country based on public health conditions was brought by East Cambridge residents.

John M. Tyler, et al, Petitioner vs. John P. Squire, et al, Respondents, (1874). John Tyler was a resident of 55 Otis Street, my home today. The trial took place at the State House. There is a transcript of over 600 pages. It was covered by the NYT and is legally significant aside from the nuisance claim because it admitted forensic testimony from experts in the fields. Ironically the city supported the slaughter houses over the residents.

The reason the elaborate transcript even exists is that John Squire was so sure he would win and be absolved of the allegations that he paid for the transcription which is available online to this day. More recently, the Squire's case has been analyzed by Melanie A. Kiechle, environmental historian, in her book, *Smell Detectives*, University of Washington Press, 2017.

(The residents won; today we find the prohibition against the rendering of fat memorialized in our city ordinance.).

There were three massive fires in Squire's Complex. Each potentially could have leveled the neighborhood. Residents remarkably protected their homes and the homes of neighbors by dragging hoses up to the rooftops to water down the highest elevation. The most recent fire burned for 6 days and could be seen as far away as New Hampshire. The most remarkable thing about East Cambridge today is that it even exists, given these massive fires.

Gore Street after one of the fires:



The Foundry



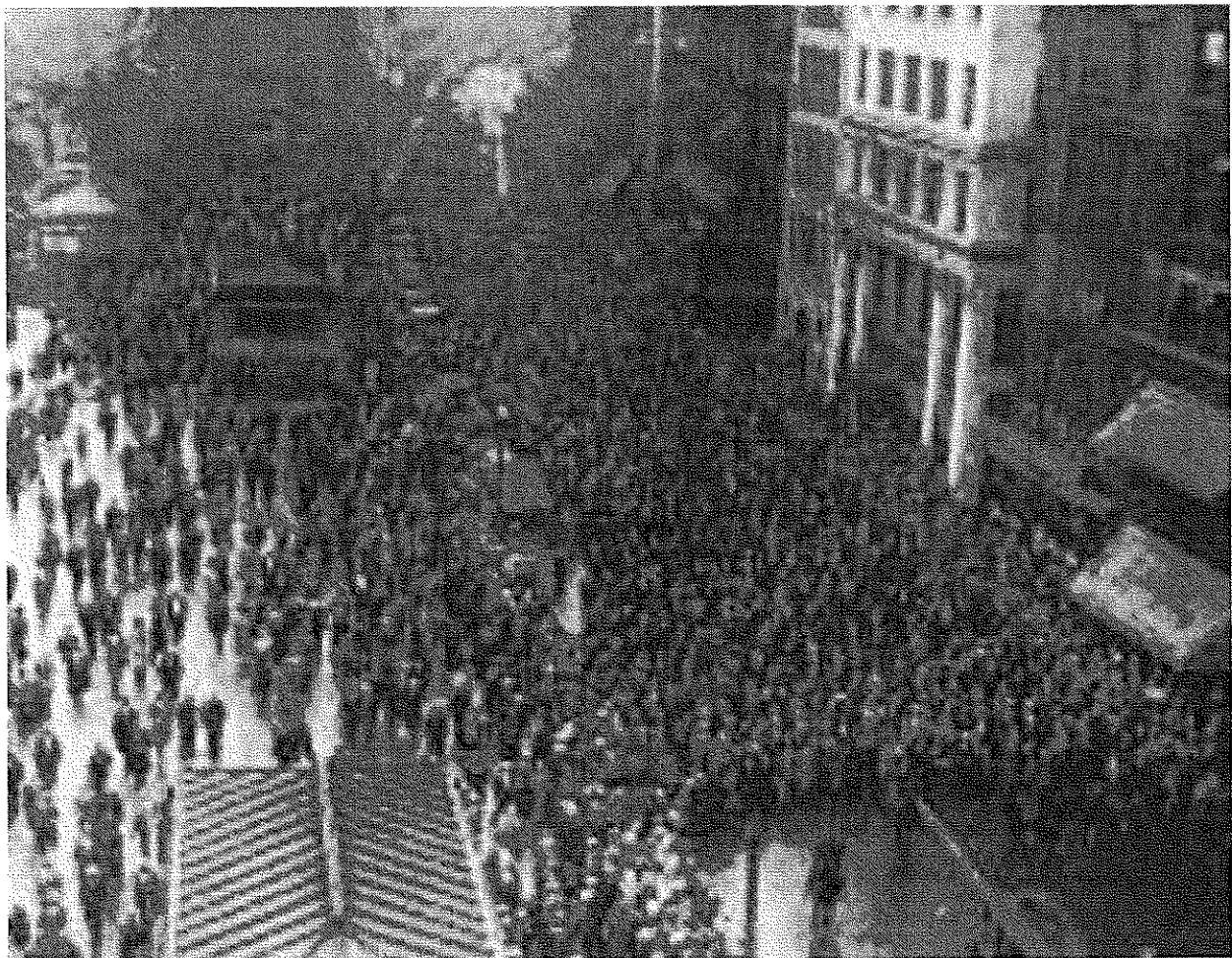
Main Machine Shop Floor of THE GEO. F. BLAKE MFG. CO. FACTORY at East Cambridge, Mass.
Cut was made about 1891 and shows appearance of shop at that time.

East Cambridge was surely the center of industry during the turn of the century but lost in the accounts is the historic and substantial role of the neighborhood women (notably Polish) who worked in its Foundry. The remarkable evidence of their controversial contribution was memorialized by the New York Times in three articles appearing in September, 1911, and covered in the press as far away as San Francisco. Controversy concerned women in the workplace, doing a man's job, being paid half the man's hourly wage; lifting as much as 150 lbs. on the job; stripping from waist up because of the heat of the foundry itself; working far more hours than allowed by law. The public debate at the time was so notorious that Governor Eugene Foss authorized a raid on the premises by the State Police. Lieutenant Governor supported such action, as did Mayor Barry of Cambridge and various Congregational ministers. The debate extended to a formal meeting at Faneuil Hall. It appears the source of the complaints was male workers from the Foundries, represented by American Federation of Labor and Boston Central Labor Union, undoubtedly seeking more hours for the men, rather than advocating for the increase in wages for women, better working conditions.

Owners of the Foundries, and Governor Foss was a record owner, asserted that the women were fully capable of doing a man's job, with no mitigation necessary.

Within a year, despite the investigation that found no violation of then existing law, Massachusetts passed the Employment of Women in the Core Rooms, Acts of 1912, Chapter 653, and the first Minimum Wage Act for Women in the Country, Chapter 706, Acts of 1912.

SACCO AND VANZETTI



To be sure, East Cambridge was a hotbed of activity in the labor movement but no one should be surprised by that given the density of industry here. There is evidence that Sacco once worked in a candy factory in Cambridge. However, lost

in most accounts is the importance of East Cambridge in the support of Sacco and Vanzetti and the anarchists. St. Francis of Assisi held minstrel shows to raise money for the Sacco and Vanzetti Defense Fund. Jenny Salemme, mother of Hugo Salemme, who once was on our Planning Board, stated that she and her husband were both anarchists, close to Vanzetti. There exists a firsthand account by Hugo's mother. To avoid the WW1 draft, Sacco and Vanzetti relocated to Mexico, leaving Sacco's wife and son, Dante, in East Cambridge.

Jenny Salemme: Anarchist Voices

(I have verified this via conversations with the daughter in law of Jennie Salemme, Jean Salemme who recently passed away at the age of 99.)

My grandmother led the procession of East Cambridge residents to the North End for the funeral march of Sacco and Vanzetti. At the moment of the executions, in August of 1927, the lights dramatically dimmed in East Cambridge. Police were summoned to Warren Street to disperse the crowds and close up the shops.

Today there is permanent exhibit in the John Adams Courthouse as a testament to the unbridled prejudice that was pervasive during the trial and on appeal.



There were significant changes in our law of evidence that resulted from the universally declared prejudice at trial and on appeal.

IT IS NOW OUR TURN. WE AS RESIDENTS NEED TO STEP UP TO THE CHALLENGE AND PRESERVE OUR WONDERFUL HISTORY.

YOU ASK HOW? SUPPORT A CONSERVATION DISTRICT. MUCH MORE MODEST A CONTRIBUTION BUT NEVERTHELESS A VERY SIGNIFICANT ONE THAT MAY VERY WELL BE THE ONLY WAY TO PROTECT THIS NEIGHBORHOOD.

Erwin, Nicole

From: Zachary Goldberg <zackgo@gmail.com>
Sent: Tuesday, April 25, 2023 12:16 PM
To: City Council
Cc: City Clerk
Subject: I support Neighborhood Conservation Districts

Please maintain city policies to safeguard architectural preservation efforts through flexible Neighborhood Conservation Districts. If existing policies can't be maintained, please support the amended language proposed by Charles Sullivan.

Zack Goldberg

118 Aberdeen Ave, Cambridge, MA 02138

Erwin, Nicole

From: Gabriela Romanow <gabi.romanow@gmail.com>
Sent: Tuesday, April 25, 2023 10:42 AM
To: City Council
Cc: City Clerk
Subject: Please maintain historic districts and architectural preservation

So important to the look and feel of our city.

Please maintain city policies to safeguard our architectural preservation efforts through our flexible Neighborhood Conservation Districts. Support the proposed amendment language by Charles Sullivan (and/or existing policies) so that we can pass down core examples of our rich legacy of historic buildings to the next generation.

Thank you,
Gabriela Romanow
1010 Memorial Drive

Erwin, Nicole

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Tuesday, April 25, 2023 9:34 AM
To: City Clerk; City Council
Subject: Ordinance Committee Agenda Item: Overhaul of Neighborhood Conservation Districts

To the Ordinance Committee,

It was brought to my attention that there is a possible overhaul of the Neighborhood Conservation Ordinance at the Ordinance Committee meeting on Wednesday. All policies and processes of the city should be routinely reviewed and improved and I commend this effort.

I would ask the committee to heed the extensive work and expertise of the Cambridge Historic Commission particularly the amendments outlined by Charles Sullivan. Please tread lightly on the hard work the commission has performed when seeking to make modifications.

Sincerely,

Joe Rose

Erwin, Nicole

From: Hadley, Shelagh <shadley@bu.edu>
Sent: Monday, April 24, 2023 10:09 PM
To: City Manager; City Council; City Clerk
Subject: Protect Cambridge architecture!

Please maintain current city policies to safeguard Cambridge architectural preservation efforts through our flexible Neighborhood Conservation Districts.

Please also support the proposed amendment language by Charles Sullivan (and/or existing policies) so that we can pass down core examples of our rich legacy of historic buildings to the next generation.

Thanks,
Shelagh Hadley,
resident and voter

Erwin, Nicole

From: Dan Phillips <danlphillips234@gmail.com>
Sent: Monday, April 24, 2023 9:01 PM
To: City Council
Cc: City Clerk
Subject: Support for NCD Reforms

To the Cambridge City Council,

I'm writing in support of NCD reforms, including:

- Increasing diversity on boards and commissions,
- Amplifying the voices of renters, who are underrepresented among city boards and leadership,
- Exempting affordable housing, and
- Enforcing term limits.

Please support these reforms to strengthen our NCD commissions.

Thanks,
Dan Phillips
234 Broadway

Erwin, Nicole

From: Vickey Bestor <vickeybestor@gmail.com>
Sent: Monday, April 24, 2023 7:48 PM
To: City Council; City Clerk; City Manager
Subject: Support Charles Sullivan amendment

Dear All:

Cambridge is one of our nation's oldest cities and its historic architecture, both institutional and residential, is part of what sustains our city's place among the great small cities of our nation. I support **Executive Director of the Cambridge Historical Commission, Charles Sullivan's** counter amendment to recently proposed changes to the definition and creation of historical districts. I encourage the Council to maintain the 10 person petition guidelines and key professional criteria and allow non-binding review for affordable housing. Mr. Sullivan's amended language will allow us to maintain and promote preservation where possible. Now is a time that our city council should be strengthening historical preservation and expanding such districts in our city, not endangering them and laying our historical neighborhoods open to the whims of developers.

Sincerely,

Vickey Bestor
149 Upland Road

Erwin, Nicole

From: David Sullivan <davidesullivan77@gmail.com>
Sent: Monday, April 24, 2023 6:26 PM
To: City Council; City Clerk
Subject: Fwd: Ordinance Committee: Neighborhood Conservation District amendments

Dear Honorable Councillors -- in view of your Ordinance Committee meeting on Wednesday, I wanted to remind you of the sentiments below that I expressed nearly two years ago. Thank you again for your consideration!

----- Forwarded message -----

From: **David Sullivan** <davidesullivan77@gmail.com>
Date: Mon, Sep 27, 2021 at 10:04 AM
Subject: Ordinance Committee: Neighborhood Conservation District amendments
To: <council@cambridgema.gov>

Dear Honorable Councillors,

Forty years ago, in my first City Council term, I had the honor of helping draft and sponsoring the city's Neighborhood Conservation District (NCD) ordinance. It has proved useful, and the city continues to need historic preservation and neighborhood conservation protections. But like our 80-year-old Plan E charter, the NCD ordinance does need updating to reflect new realities, notably the increasing need to build more homes because of our housing crisis. So I am grateful to the proponents who brought forward these amendments, and I urge the Committee to consider them carefully.

I especially support eliminating the indefinite "freeze" on development once the Historical Commission accepts a proposed NCD for review. This provision treats a proposed NCD petitioned by 10 residents as if the City Council had already approved it, for as long as the "study" takes. The effect can be, and has been, to shut down housing development in an entire neighborhood for several years, without any democratically accountable decision to do so. At the very least, the elected City Council, at the Historical Commission's recommendation, should need to vote to approve this temporary freeze (or some reduced modification of it) during the study, and Council approval to renew the freeze every year should be required. And I would apply this requirement to existing NCD studies.

I also support exempting "affordable housing" (as defined in your recent Green Roofs Ordinance) from binding NCD reviews.

Thank you for your attention to these important issues.

David E. Sullivan
16 Notre Dame Ave.

Erwin, Nicole

From: Marilee Meyer <mbm0044@aol.com>
Sent: Wednesday, June 21, 2023 11:41 AM
To: McGovern, Marc; City Clerk
Subject: Fwd: Ordinance protocol RE: NCD

-----Original Message-----

From: Marilee Meyer <mbm0044@aol.com>
To: ssiddiqui@cambridgema.gov <ssiddiqui@cambridgema.gov>
Sent: Wed, Jun 21, 2023 11:36 am
Subject: Ordinance protocol RE: NCD

Dear Mayor Siddiqui,

The process forwarding the CROWE petition and NCD re-write has been a disheartening one to those who see possible compromise between the housing faction (AHO) and conservation districts.

This has been fraught with problems beginning with new amendments presented by the Chair and Author of said petition during the opening of a meeting- much to the chagrin of the CHC executive director who hadn't even seen changes before giving testimony. The public was also uninformed. The meeting was continued.

the next meeting was postponed but the Ordinance chair, the author of the petition and CHC had a private meeting to hash out more details to expedite the process.

Today's Ordinance is a continuation not allowing public comment but yet, has more amendments the public aren't allowed to comment on.

Also on today's Ordinance City webpage were two different times for this NCD meeting, one at 12:00 and one at 3:00. Only this morning was it corrected to 12:00.

In the meantime, the clean version followed by the red-lined version was posted (24 hrs ago) but it included a word product chart tracing the sections- opinions by McGovern and Quinton and response by CHC. This was important to follow CHC's reasoning for key opposition to sections. That made the document 38 pages, instead of the current 22 pages which has stayed. That last section of opinion and response by CHC is now deleted and we are back to clean copy and red-lined copy. The clerk staff said it was removed (after being on line until yesterday) because it was no longer "relevant". I beg to differ.

It helped explain to the public the procedure, opinions and thought process taken by CHC on key sections that would diminish or even eliminate key functions of that department.. Whether those points are now finalized or not, it was invaluable in seeing process. This directive to remove came from the Chair and Clerk.

The process has been flawed from the beginning, as was the hidden agenda of this petition. I also protest that the Chair, who is a sponsor and major proponent of this city-wide change, is also the overseer of said committee. I find that to be a conflict of interest championed by two councilors punishing East Cambridge and the Historical Commission.

I hope councilors KNOW WHAT THEY ARE VOTING ON AND ITS IMPLICATIONS. Council is great at conflating several issues instead of understanding their overlaps and consequences. Please trust the CHC but also- Please have a process in which members of the public don't have to work so hard to follow the steps and word product. It doesn't seem to be very democratic.

thank you.

Sincerely,

Marilee Meyer
10 Dana St

Erwin, Nicole

From: Blier, Suzanne <blier@fas.harvard.edu>
Sent: Wednesday, June 21, 2023 7:57 AM
To: City Council
Cc: City Clerk; Sullivan, Charles M.; Huang, Yi-An
Subject: Unintended consequences - MORE on the NCD proposal

Dear Councillors,

With the language on proposed changes to the Neighborhood Conservation Districts (NCDs) now available, I would like to again urge that Mr. Sullivan's comments be approved. He is the expert and has done a remarkable job over the years in balancing the needs of historic preservation, excellent design of new buildings, and various residential and commercial interests with respect to architectural planning. I would also note the following:

On the sunsetting of NCDs, not only would this require enormous staff time (and those of residents in these districts) but:

1. This new onerous requirement will also set up a precedent for allowing residents (and/or future council members) to propose sunsetting other types of ordinances, be they zoning-related (spot zoning, bank façade size), transportation-related (bike lanes), housing-related (for-profit affordable housing developments etc.) or otherwise (curb-cuts, street corner names).
2. We already have the means for residents (or council members) to redress language in a specific NCD. Several years ago, a group of us wrote a petition to do so for the Harvard Square Conservation District. CHC approved our petition, and after a circa yearlong study and discussion period, with many participants, and many monthly meetings this study committee's recommendations were approved unanimously and voted on favorably by the City Council.

On unintended consequences: the proposed wording in 2.78.180 regarding race, age, ethnicity, gender identity, sexual orientation, and property ownership or tenancy, is likely to have an unintended counter impacts of making our NCDs less diverse than they are now or aspire to be per current language.

1. Many residents have higher aspirations than simply replicating the current racial, gender, age and other attributes of our neighborhoods, but the language as shown here requires each neighborhood (each NCD) to subscribe to its current demographic features, which may likely be considerably fewer than currently undertaken.
2. Note too that in some neighborhoods there are a high number of illegal rental apartments, which will complicate both selection processes and legal issues if one is using US Census data for this purpose.
3. Removing the word "fairly" only serves to compound the error, by making the selection of specific racial, gender, age and other decisions more concrete.
4. In short the proposed NCD language changes will likely make the selection of members LESS DIVERSE THAN THEY ARE CURRENTLY and/or if we kept the current language used for other commissions, namely "Appointments shall reflect the City's goals for anti-racism, diversity, equity, and inclusion."

On setbacks and other design criteria regarding AHO or other affordable/mixed income housing. Good design should fit into a neighborhood, and requisite green spaces and trees are critical to environmental equity and livability. If you have traveled to Washington DC and other cities that successfully integrate affordable

housing into neighborhoods, you will note not only the well maintained green spaces and gardens but also the requisite shade trees that benefit the whole neighborhood.

On taking away CHC authority over key decision-making powers, and in such a politically-charged way, this would malign not only the excellent work of the current CHC and various former city councils, but also would set this specific city council apart from others in terms of how they used their authority for political and financial ends, leaving a negative impact that will take years for citizens to fix, and by then key historic structures will have been lost, bulldozed to make way for more labs (not housing) and McMansions (unaffordable for most, and largely for the benefit of non-local developers and investors).

Again, how did we get here? An angry East Cambridge resident and his political allies opposed a group of local individuals wanting to study the possibility of creating a neighborhood conservation district to celebrate and preserve a piece of their largely émigré working-class community.

Please do the right thing and do not appease this kind of anti-immigrant anti-diversity behavior in our city.

Cordially,

Suzanne Blier

Erwin, Nicole

From: Helen Walker <hwalker434@rcn.com>
Sent: Wednesday, June 21, 2023 4:07 AM
To: Azeem, Burhan; Carlone, Dennis; Mallon, Alanna; McGovern, Marc; Nolan, Patricia; Siddiqui, Sumbul; Simmons, Denise; Toner, Paul; Zondervan, Quinton; City Manager; Sullivan, Charles M.
Cc: City Clerk
Subject: Please reject harmful changes to Chapter 2.78 Historical Buildings and Landmarks

Dear Members of the Cambridge City Council and City Manager Huang,

Fortunately the redlined version of the proposed changes to Chapter 2.78 Historical Buildings and Landmarks is less detrimental to the important mission of the Cambridge Historical Commission and the Neighborhood Conservation District Commissions than was the clean copy that occupied the agenda packet until late in the day on June 20th. However, additional changes in language are required to preserve the intended effectiveness of the CHC and the NCD Commissions. I ask you to withdraw Proposed Ordinance #2022-11 in its entirety, or to choose the redlined version together with the following additional changes in language:

1. Under 2.78.140 Purpose: Please reinstate the following language as it appears in the original Chapter 2.78: “to resist and restrain environmental influences adverse to this purpose.”
2. Under 2.78.160 Membership requirements: Please use the City Manager’s language about inclusion of persons with disabilities. Persons with disabilities can make a unique contribution to decisions about accessibility of historic buildings and landmarks.
3. Concerning affordable housing: *Only residential buildings comprising 100% affordable housing* should be granted the lesser, advisory-only, degree of review. Binding review as appropriate by either the Historical Commission or the Neighborhood Conservation District Commissions should continue for residential buildings with fewer than 100% affordable housing units.
4. Under 2.78.190 Review procedures: Delete exemptions from review for “ADA compliance features, accessibility features, climate resiliency features, or renewable energy features.” *All* these features have the potential for multiple alternative solutions and therefore can benefit from the review process.
5. Under 2.78.220 Factors considered by Commissions: Delete the following language: “In the case of new construction or additions to existing structures a Neighborhood Conservation District Commission shall not consider the appropriateness of the size and shape of the structure, and a Neighborhood Conservation District Commission shall not impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance.” It needs to be understood that size and shape of a structure and dimensional and setback requirements are essential historic characteristics and are a necessary component of relation with surrounding structures.

Please understand that Cambridge’s historic buildings and landmarks are an irreplaceable public good and need to be treated as such.

With many thanks for your consideration,

Helen Walker
43 Linnaean Street
Cambridge, MA 02138
617-491-4998

Erwin, Nicole

From: Marilee Meyer <mbm0044@aol.com>
Sent: Tuesday, June 20, 2023 11:03 AM
To: City Council; City Clerk
Subject: The value of NCDs- ORDINANCE
Attachments: Jane Jacobs and NCD's vs Affordable housing.pdf; massachusetts_state_historic_preservation_plan_021411.pdf

Dear Councilors,

In reading two documents sent to you, I can't help but feel pride at the foresight of Cambridge to help protect its heritage while recognizing the needed flexibility of development in historic neighborhoods.

Attached are two documents: 1) an excerpt from Jane Jacobs VS NCDs in which is defined the function of NCDs. NCDs are custom-designed for each designated area depending on the pressures and uniqueness of those areas. Further reading about Jane Jacobs VS NCDs is enlightening and Cambridge lead the way.

Neighborhood Conservation Districts

A neighborhood conservation district is an aesthetic zoning regulation typically implemented in neighborhoods that do not qualify for historic district designation, due to their lack of historical significance or loss of historic fabric, but have distinct characteristics that are worthy of protection.

Often referred to as "historic districts lite," conservation districts "have less stringent regulatory hurdles and more flexibility in implementation [than do local historic districts]"

While conservation districts range in their level of regulatory control, many focus more on preventing teardowns and encouraging the rehabilitation of existing buildings, rather than preserving individual architectural details.

Cambridge, Massachusetts created the first neighborhood conservation district in 1983, and a number of other cities followed suit, including Nashville, Dallas, Miami, Boise, and Chapel Hill.

Currently, there are an estimated 165 neighborhood conservation districts in 35 states.

While there is little documentation on the benefits (or shortcomings) of these districts, anecdotal evidence suggests that they provide benefits similar to those conferred by historic districts, while providing property owners more flexibility for change.

2) The preservation movement has been recognized for centuries. Scrolling through the Mass State History time line is most impressive and focuses understanding on how history and modern technology can co-exist.

While policy and guideline reviews are always welcome, basic functions and need for such things remain.

This NCD review set forth by the Crowe Petition should never have happened to the extent it has been presented. Written by a layman, it was born from political revenge fostered and supported by 2 councilors carrying the water for its author. It basically diminishes the jurisdiction of the Historical Commission while prioritizing housing at any cost when they could and have worked together. There are many examples of this.

One does not hamper the other.

Please listen to the Executive Director.

Marilee Meyer
10 Dana St
most impressive

HISTORIC HOUSING FOR ALL: HISTORIC PRESERVATION AS THE NEW INCLUSIONARY ZONING

Elizabeth M. Tisher*†

“The real world of human action is too varied and complex to be captured by any set of categorical structures . . . [L]ife’s diversity and complexity cannot be contained within square corners.”¹

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* Staff Attorney & LLM Fellow, Environmental and Natural Resources Law Clinic, Vermont Law School. J.D., *magna cum laude*, Vermont Law School, 2014.

† Many thanks to Matthew Arnold, Jessica Bullock, Al Dean, Christopher Denny, Zachary Halden, Tucker Jones, Jennifer Neyenhouse, and A.J. Schweitzer for their diligent editorial work.

1. STEVEN L. WINTER, A CLEARING IN THE FOREST: LAW, LIFE, AND MIND 189–90 (2001).

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INTRODUCTION

When Americans celebrated the 100th anniversary of Jane Jacobs's birth this year, they reflected on her tireless advocacy for vibrant, diverse cities in the face of widespread urban renewal.² Jacobs championed an animated streetscape of unique buildings, old and new; an eclectic array of merchants; and colorful, if chaotic, sidewalk activity—essentially “an oasis with an irresistible sense of intimacy, cheerfulness, and spontaneity.”³ Although urban renewal cut a path of destruction through the heart of many cities during the mid-twentieth century, Jacobs's ideas lived on to shape the historic preservation movement and many other progressive policies that have influenced modern planning.⁴

But Jacobs's fight is far from over. Ironically, the renewed interest in urban living—and urban pioneering—that was sparked by her theories has reignited the same tensions that divided Jacobs and her contemporaries back in the 1950s: preservation versus demolition, old versus new, rich versus poor.⁵ At the core of these tensions is an affordable housing crisis. Consequently, the strides Jacobs made and the policies she advanced—particularly historic preservation—are being criticized by housing advocates as obstructing affordable housing development.⁶

2. See, e.g., Roberta Brandes Gratz, *The Jane Jacobs Century*, CITYLAB (May 4, 2016), <http://www.citylab.com/design/2016/05/happy-100th-birthday-jane-jacobs/481035> (reflecting on Jane Jacobs's lasting impacts on urban culture and planning).

3. Jane Jacobs, *Downtown is for People*, FORTUNE (Sept. 18, 2011), <http://fortune.com/2011/09/18/downtown-is-for-people-fortune-classic-1958/>.

4. See Libby Nelson, *Jane Jacobs Believed Cities Should Be Fun—and Changed Urban Planning Forever*, VOX (May 4, 2016 4:30 PM), <http://www.vox.com/2016/5/4/11583342/jane-jacobs-100th-birthday> (“Jacobs argued [that urban renewal] ignored everything that made cities great: the mixture of shops, offices, and housing that brought people together to live their lives. And her vision triumphed.”).

5. See Peter Moskowitz, *Bulldoze Jane Jacobs*, SLATE (May 4, 2016), http://www.slate.com/articles/business/metropolis/2016/05/happy_100th_birthday_jane_jacobs_it_s_time_to_stop_deifying_you.html (arguing that Jacobs's vision of urbanism had shortcomings that today are being realized, as once-diverse neighborhoods have become “all-white, aesthetically suburban playground[s] for the rich”).

6. See, e.g., Conor Dougherty, *In Cramped and Costly Bay Area, Cries to Build, Baby, Build*, N.Y. TIMES (Apr. 16, 2016), <https://nyti.ms/2kmANOg> (reporting on a pro-development renters group in San Francisco, the SF Bay Area Renters' Federation, or SFBARF, which argues that the city needs as much new development as possible, no matter the consequences). “You have to support building, even

Thus, on Jacobs's 100th birthday, the question on the minds of many was: on which side of the affordable housing debate would Jacobs fall?⁷ Would she side with affordable housing development or the preservation of historic districts?⁸ It is impossible to answer this question, and not just because Jacobs is no longer around to opine on the issue, but because it is the wrong question. We should be asking: how can historic preservation be used to further affordable housing goals?

The main argument from housing advocates is twofold: that the only way to create enough affordable housing to meet the demand is to build as much housing as possible, and that historic districts prevent development, thereby obstructing affordable housing growth.⁹ This Article proposes that historic preservation is not the problem and that preservation is a necessary tool for creating and maintaining quality, affordable housing.

Part I of this Article provides a background on the tension between historic preservation and affordable housing, and lays out the argument against historic preservation. Part II examines the flawed assumptions on which the argument is premised, and explains why preservation is not the problem. Part III illustrates how historic preservation can, in fact, further affordable housing goals. Finally, Part IV explores ways in which historic preservation laws and policies can be strengthened to create more higher-

when it's a type of building you hate," said the head of SFBARF. *Id.*; see also Gabriel Metcalf, *What's the Matter with San Francisco?*, CITYLAB (July 23, 2015), http://www.citylab.com/housing/2015/07/whats-the-matter-with-san-francisco/399506/?utm_source=SFB (explaining that progressive policies developed to respond to blight and urban disinvestment during the twentieth century are not effective in dealing with modern-day problems of rapid population growth and high housing costs).

7. Kriston Capps, *Whose Side in the Housing Wars Would Jane Jacobs Take Up Today?*, CITYLAB (May 4, 2016), <http://www.citylab.com/work/2016/05/would-jane-jacobs-be-a-nimby-or-yimby-bob-dylan/481269>.

8. *Id.*

9. See Dougherty, *supra* note 6 (discussing the tension between Bay Area progressives that pits preservation of the City's historic beatnik charm against the accommodation of affordable housing through increased construction); Edward L. Glaeser, *Preservation Follies: Excessive Landmarking Threatens to Make Manhattan a Refuge for the Rich*, CITY J. (Spring 2010), <http://www.city-journal.org/html/preservation-follies-13279.html> (arguing that historic district restrictions on new construction reduce housing supply and drive up real estate costs, "mak[ing] those districts exclusive enclaves of the well-to-do, educated, and white"); Kriston Capps, *Why Historic Preservation Districts Should Be a Thing of the Past*, CITYLAB (Jan. 29, 2016), <http://www.citylab.com/housing/2016/01/why-historic-preservation-districts-should-be-a-thing-of-the-past/431598> (arguing that historic districting is "protectionist single-family zoning" that "thwart[s]" access to desirable neighborhoods); Matthew Yglesias, *Legalize Skyscrapers*, SLATE (Apr. 18, 2012 4:26 PM), http://www.slate.com/articles/business/moneybox/2012/04/d_c_s_height_restrictions_on_buildings_are_hurting_america_.html (arguing that affordability problem in D.C. "could be ameliorated" by removing height restrictions and building taller).

quality affordable housing, while at the same time encouraging preservation.

I. BACKGROUND

A. Local Historic Preservation Controls

Local governments have implemented a variety of zoning regulations that restrict or condition development, but historic preservation has received the brunt of the criticism in the affordable housing debate. The reason for this heavy criticism is that historic preservation is perceived as little more than an exclusionary tool for the elite, keeping out low-income, multi-family development.¹⁰ Before considering the strength of this argument, it is important to understand the structure of historic preservation laws and how they do or do not restrict development.

1. National Register Historic Districts

The National Register of Historic Places formally recognizes the historic and architectural significance of properties and districts but exercises no regulatory control; designation is merely honorary.¹¹ As the National Park Service states: “National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.”¹² Properties listed on the National Register may, however, benefit from state and federal tax incentives and preservation grants.¹³ With over 11,000 National Register

10. See, e.g., J. Peter Byrne, *Historic Preservation and its Culture Despisers: Reflections on the Contemporary Role of Preservation Law in Urban Development*, 19 GEO. MASON L. REV. 665, 668 (2012) (discussing economist Edward Glaeser’s critique of preservation laws as “legal tools by which the wealthy and powerful exclude high-rise developments from their cozy historic districts”); Todd Schneider, Note, *From Monuments to Urban Renewal: How Different Philosophies of Historic Preservation Impact the Poor*, 8 GEO. J. POVERTY L. & POL’Y 257, 258 (2001) (“[Critics] accuse preservationists of being elitists who manipulate the preservation process to keep ‘undesirables’ (i.e., the poor and minorities) out of their neighborhoods.”). See generally David B. Fein, Note, *Historic Districts: Preserving City Neighborhoods for the Privileged*, 60 N.Y.U. L. REV. 64 (1985) (tracing the evolution of historic districting while noting perceived connections between designations and development).

11. See *National Register of Historic Places Program: Fundamentals*, NAT’L PARK SERV., https://www.nps.gov/nr/national_register_fundamentals.htm (last visited Apr. 28, 2017) (outlining the process, benefits, and lack of restrictions associated with a National Register designation).

12. *Id.*

13. *Id.*

Historic Districts containing over 850,000 buildings, the potential benefits are vast.¹⁴

2. Local Historic Districts

The local historic district is the strongest preservation tool. To create an historic district, the local government adopts an ordinance providing for the formation of the district, the criteria for establishing the district, and the guidelines for review.¹⁵ Before property owners can make exterior alterations, demolish existing buildings, or construct infill development, they must obtain a certificate of appropriateness from the commission, certifying that the work satisfies the guidelines.¹⁶ Typically, preservation ordinances incorporate the Secretary of the Interior's Standards and Guidelines for Rehabilitation,¹⁷ but local governments may adopt more or less restrictive guidelines based on the community's preservation or other planning goals.¹⁸ Even the more restrictive guidelines remain flexible; they are merely guidelines and cannot prevent change or halt new development.¹⁹

The first local historic district was established in Charleston, South Carolina in 1931.²⁰ Nearly a century later, there are over 2,300 local historic districts in all 50 states.²¹ Historic districts are found in rural areas, suburban neighborhoods, and city centers; they may be comprised of small clusters of buildings or encompass hundreds of acres of urban land; and they may reflect a range of architectural styles, development patterns, and historical trends.²² Regardless of the location, size, or level of significance, the recognized benefits of historic districts—economic development,

14. DONOVAN RYPKEMA, HISTORIC PRESERVATION AND AFFORDABLE HOUSING: THE MISSED CONNECTION 11 (2002), <http://www.placeconomics.com/wp-content/uploads/2016/08/placeconomicspub2003b.pdf>.

15. Jess R. Phelps, *Moving Beyond Preservation Paralysis? Evaluating Post-Regulatory Alternatives for Twenty-First Century Preservation*, 37 VT. L. REV. 113, 132–33 (2012).

16. *Id.* at 134.

17. The Secretary of the Interior's Standard and Guidelines for Rehabilitation are discussed further in Part II.

18. *Creating & Using Design Guidelines: Role They Play*, NAT'L PARK SERV., <https://www.nps.gov/tps/education/workingonthepast/roletheyplay.htm> [hereinafter *Role They Play*] (last visited Apr. 28, 2017).

19. *Creating & Using Design Guidelines: What They Can and Cannot Do*, NAT'L PARK SERV., <https://www.nps.gov/tps/education/workingonthepast/canandcannot.htm> [hereinafter *What They Can and Cannot Do*] (last visited Apr. 28, 2017).

20. Phelps, *supra* note 15, at 122.

21. *Id.* at 132.

22. See *National Register of Historic Places Program: Research*, NAT'L PARK SERV., <https://www.nps.gov/nr/research> (last visited Apr. 28, 2017) (database of National Register properties).

sustainability, stabilized property values, and social and psychological well-being—remain constant.²³

3. Neighborhood Conservation Districts

A neighborhood conservation district is an aesthetic zoning regulation typically implemented in neighborhoods that do not qualify for historic district designation, due to their lack of historical significance or loss of historic fabric, but have distinct characteristics that are worthy of protection.²⁴ Often referred to as “historic districts lite,” conservation districts “have less stringent regulatory hurdles and more flexibility in implementation [than do local historic districts] . . .”²⁵ While conservation districts range in their level of regulatory control, many focus more on preventing teardowns and encouraging the rehabilitation of existing buildings, rather than preserving individual architectural details.²⁶

Cambridge, Massachusetts created the first neighborhood conservation district in 1983, and a number of other cities followed suit, including Nashville, Dallas, Miami, Boise, and Chapel Hill.²⁷ Currently, there are an estimated 165 neighborhood conservation districts in 35 states.²⁸ While there is little documentation on the benefits (or shortcomings) of these districts, anecdotal evidence suggests that they provide benefits similar to those conferred by historic districts, while providing property owners more flexibility for change.²⁹

4. Height of Buildings Act of 1910

Building height restrictions are one of the more controversial growth controls. While many of these restrictions have been lessened or eliminated

23. *People Protecting Community Resources: Summary of Benefits*, NAT'L PARK SERV., <https://www.nps.gov/tps/education/workingonthepast/benefits.htm> (last visited Apr. 28, 2017).

24. Anika Singh Lemar, *Zoning as Taxidermy: Neighborhood Conservation Districts and the Regulation of Aesthetics*, 90 IND. L.J. 1525, 1533 (2015).

25. *Id.* at 1534 (alteration in original) (quoting Adam Lovelady, Comment, *Broadened Notions of Historic Preservation and the Role of Neighborhood Conservation Districts*, 40 URB. LAW. 147, 148 (2008)).

26. Lovelady, *supra* note 25, at 155.

27. Lemar, *supra* note 24, at 1532.

28. *Id.*

29. See Rebecca Lubens & Julia Miller, *Protecting Older Neighborhoods Through Conservation District Programs*, 21 PRES. L. REP. 1001, 1040–41 (2002–03) (concluding that “[w]hile meaningful studies on the effectiveness of conservation districts as a neighborhood conservation tool have yet to come, initial reports are promising,” and discussing benefits conferred in several districts).

over time,³⁰ one notable example has remained in full force for over 100 years: the Height of Buildings Act of 1910.³¹ The Act provides that, in Washington, D.C., no building shall exceed in height the width of the street, plus 20 feet; no building shall exceed 130 feet in any business district, with some exceptions on Pennsylvania Avenue for buildings not exceeding 160 feet; and no building in a residential district shall exceed 85 feet.³² While adoption of the Act was motived in part by fire safety concerns,³³ preservationists have embraced the height restrictions as protective of L'Enfant's plan and the monumentality of the nation's seat of government.³⁴ The height restrictions also prevented skyscrapers from consuming Washington, D.C.—the fate of many inner-ring suburbs surrounding the city.³⁵

B. The Affordable Housing Problem

Low-income families have always struggled with securing safe, sanitary, and affordable housing. More than a century ago, the poor and immigrant classes crowded into tenement houses lacking sanitation, fire safety, and adequate light and ventilation.³⁶ In the mid-twentieth century, low-income African-American families were warehoused in substandard public housing high rises, many of which were segregated from the rest of the city by highways and other physical and psychological barriers.³⁷ Fortunately, law and policy progressed over the past century. Today, health and safety regulations (when enforced) protect tenants from substandard housing conditions, and inclusionary zoning policies seek to abate the

30. See, e.g., Benjamin M. Gerber, "No-Law" Urban Height Restrictions: A Philadelphia Story, 38 URB. LAW. 111, 112–13 (2006) (discussing elimination of Philadelphia's height restriction).

31. Act of June 1, 1910, ch. 263, 36 Stat. 452.

32. *Id.* at 453–54.

33. See *id.* at 452–53 (providing for fireproofing and other fire safety mechanisms).

34. See ACHP Comments to U.S. House Oversight Committee on D.C. Height Act, ADVISORY COUNCIL ON HISTORIC PRESERVATION, http://www.achp.gov/news_20131212_heights.html (last visited Apr. 28, 2017) (emphasizing that "the Height Act has been an essential element in protecting the historic character of the city in its entirety").

35. See Georgette C. Poindexter, *Light, Air, or Manhattanization?: Communal Aesthetics in Zoning Central City Real Estate Development*, 78 B.U. L. REV. 445, 455 (1998) (noting that Maryland and Virginia suburbs, which have less restrictive regulations, are consumed by "clump[s] of towers" and "maze[s] of . . . ugly buildings").

36. See Elizabeth M. André, Fire Escapes in Urban American: History and Preservation 75 (2006) (unpublished M.S. thesis, University of Vermont), <http://www.uvm.edu/histpres/HPJ/AndreThesis.pdf> (detailing conditions of tenement life in turn-of-the-century New York City).

37. See Michael H. Schill & Susan M. Wachter, *The Spatial Bias of Federal Housing Law and Policy: Concentrated Poverty in Urban America*, 143 U. PA. L. REV. 1285, 1295 (1995) (explaining how public housing projects were isolated "in the least desirable parts of town").

publically funded segregation of the twentieth century (albeit with mixed results).³⁸ Nonetheless, cities still struggle to meet the demands of providing quality affordable housing, particularly in tight markets where population growth limits housing supplies.³⁹

C. The Perceived Tension Between Preservation and Affordable Housing

Many housing advocates believe there is only one viable solution to the affordability problem—more housing—and to achieve that goal, cities with tight housing markets need to eliminate their growth controls and add greater density.⁴⁰ This is where historic preservation is perceived as an obstacle: historic districts prevent new construction, thereby gentrifying those districts as enclaves for the wealthy, reducing the supply of housing in the city, and decreasing the availability of affordable housing.⁴¹ This fight against historic preservation is particularly persistent in San Francisco, New York City, and Washington, D.C., where there is no longer room to expand outward, only upward, all while the populations continue to grow and exert pressure on already tight housing markets.⁴²

II. PRESERVATION IS NOT THE PROBLEM

Housing advocates who criticize historic preservation as an obstacle to affordable housing premise their arguments on several unfounded assumptions: (1) that the actual cost of housing is the only factor that impacts a family's ability to afford housing; (2) that historic districts prevent development; (3) that historic preservation causes gentrification and displaces residents; and (4) that housing is fungible and increasing the overall supply will meet the affordable housing demand. These assumptions are, at best, overstated. At worst, they are completely false.

38. The scholarship debating the merits of inclusionary zoning is myriad. For one example, see Tim Iglesias, *Maximizing Inclusionary Zoning's Contributions to Both Affordable Housing and Residential Integration*, 54 WASHBURN L.J. 585 (2015).

39. See BARRY L. STEFFEN ET AL., U.S. DEP'T OF HOUS. & URBAN DEV., *WORST CASE HOUSING NEEDS: 2015 REPORT TO CONGRESS* 11–19 (2015) https://www.huduser.gov/portal/Publications/pdf/WorstCaseNeeds_2015.pdf (detailing the scope of the affordable housing problem across geographic regions).

40. See *supra* comments and sources accompanying note 9 (advocating for the elimination of historic preservation protections in favor of increased construction to accommodate affordable housing).

41. See Glaeser, *supra* note 9 ("This preservation is freezing large tracts of land, rendering them unable to accommodate the thousands of people who would like to live in Manhattan but can't afford to.").

42. Dougherty, *supra* note 6; Glaeser, *supra* note 9; Iglesias, *supra* note 9.

A. Factors Impacting Affordability

The first assumption is that the actual cost of housing is the only factor that impacts a family's ability to afford housing.⁴³ Before addressing this assumption, it is necessary to define "affordable housing." According to the U.S. Department of Housing and Urban Development (HUD), a family is considered "cost burdened" if it pays more than 30% of its income for housing,⁴⁴ and a family is "severely cost burdened" if it pays more than 50% of its income for housing.⁴⁵ This ratio "is the most widely used and the most conventional measure of housing affordability . . . and has shaped views [on] who has affordability problems, the severity of the problems, and the extent of the problems."⁴⁶

As a measure of housing affordability, the housing-income ratio is problematic on many fronts. First, the ratio is not adjusted based on household income. A household earning \$100,000 per year that is paying 50% of its income on housing may not be as severely cost burdened as a household earning \$30,000 per year and spending the same percentage on housing. While housing affordability is a very real problem for many families, this ratio does not accurately reflect the housing needs of low-income families. As is obvious, "severe rental burdens disproportionately impact poor families."⁴⁷ And families with the lowest incomes, "those earning less than 50 percent of the area median income [and] pay[ing] more than half their income [o]n rent," often live in substandard housing.⁴⁸

Why is this distinction important? Because the affordable housing problem cannot adequately be addressed without accurate information on the families with the greatest need—those with the lowest incomes and the most severe rental burdens. Building more housing units may decrease the shortage of affordable units *to an extent*, but ensuring that those newly created units are affordable *and available* to the lowest income families is critical. Currently, "higher income renters occupy substantial shares of units

43. See *Rental Burdens: Rethinking Affordability Measures*, U.S. DEP'T HOUSING & URB. DEV. (Sept. 22, 2014), https://www.huduser.gov/portal/pdrdedge/pdr_edge_featd_article_092214.html [hereinafter *Rental Burdens*] (critiquing the presumption that housing affordability is directly tied to cost).

44. *Affordable Housing*, U.S. DEP'T HOUSING & URB. DEV., http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing (last visited Apr. 12, 2017).

45. *Rental Burdens*, *supra* note 43.

46. Melanie D. Jewkes & Lucy M. Delgadillo, *Weaknesses of Housing Affordability Indices Used by Practitioners*, 21 J. FIN. COUNSELING & PLAN. 43, 46 (2010) (citation omitted).

47. *Rental Burdens*, *supra* note 43.

48. *Id.*

that would be affordable to the lowest income renters,” further exacerbating the affordability problem.⁴⁹

The second major problem with the affordable housing ratio is that it does not account for the other myriad variables that drive housing decisions and impact household expenditures.⁵⁰ For example, a household with children will certainly have greater expenses than one without.⁵¹ Furthermore, many households make trade-offs, foregoing more affordable housing options to live in close proximity to public transit or within walking distance to jobs, schools, stores, and other amenities.⁵² The savings on transportation costs and medical bills (which a walkable lifestyle may reduce) can offset higher housing costs—or even provide a financial bonus to households.⁵³ This is particularly relevant for historic districts, which are often located in transit-oriented, walkable neighborhoods and are desirable for this very reason.⁵⁴

Finally, the ratio does not consider other external factors that impact household income. Lack of jobs, low wages, and the high cost of other necessities, such as health care, child care, and food are all factors that impact a household’s ability to afford housing—the less income one has for housing after factoring in other expenses, the greater the need for affordable housing.⁵⁵ These are all important factors to consider because they help inform local governments about the best way to achieve affordable housing goals.

49. STEFFEN ET AL., *supra* note 39, at 2.

50. Jewkes & Delgadillo, *supra* note 46, at 46; *Rental Burdens*, *supra* note 43.

51. *Rental Burdens*, *supra* note 43.

52. *Id.*; Jewkes & Delgadillo, *supra* note 46, at 48.

53. See generally AM. PUB. HEALTH ASS’N, HIDDEN HEALTH COSTS OF TRANSPORTATION 1–9 (2010), <http://www.railstotrails.org/resourcehandler.ashx?id=4546> (describing health and monetary benefits of transit-oriented, walkable communities); Todd Litman, *Evaluating Affordable Housing Development Strategies*, PLANETIZEN BLOG (Mar. 23, 2016, 6:00 AM), <http://www.planetizen.com/node/85106/evaluating-affordable-housing-development-strategies> (“[A] cheap house is not truly affordable if its isolated location leads to high transportation costs, and a more costly house may be more affordable overall if located in an accessible, multi-modal neighborhood where transport costs are minimized.”). See also Jewkes & Delgadillo, *supra* note 46, at 50–51 (emphasizing that transportation costs are significant percentage of household expenses and that increase in commute time “usually outweighs the savings on housing” one might obtain from living farther from work and transit).

54. See RYPKEMA, *supra* note 14, at 12–13 (explaining that historic neighborhoods are already transit-oriented and walkable).

55. See Jewkes & Delgadillo, *supra* note 46, at 46 (noting that the HUD ratio fails to consider a range of factors affecting household expenses); STEFFEN ET AL., *supra* note 39, at 25 (concluding that a contributing factor in reduction in “worst case needs” households was an increase in income).

B. Development in Local Historic Districts

The second assumption is that local historic districts are exclusionary and prevent development.⁵⁶ This statement demonstrates a fundamental misunderstanding of historic preservation law and the extent to which historic district regulations impact housing affordability. First, historic district guidelines are not designed to prevent development or obstruct change.⁵⁷ In fact, they *cannot* “[l]imit growth, or regulate where growth takes place.”⁵⁸ Rather, they ensure the appropriateness of new development and building alterations—i.e., that the changes do not compromise the integrity of the historic and architectural qualities that contribute to the district’s significance.⁵⁹ The Secretary of the Interior’s Standards, on which many local historic district guidelines are modeled, expressly provide for compatible new additions, exterior alterations, and new construction, as long as the “character-defining features are not radically changed, obscured, damaged, or destroyed.”⁶⁰ Not only is the inherent flexibility of the guidelines evidenced by the use of the word “compatible,” but also the measure of compatibility as defined in the guidelines—*radical change*—is far from restrictive. The process itself is also flexible, as it encourages applicants to work with commissioners to achieve a balanced result.⁶¹ Importantly, preservation ordinances often contain provisions that make concessions for undue financial hardship⁶² or for projects that have “important public benefits,” including “social or other benefits having a high priority for community services.”⁶³

Undoubtedly, some property owners in historic districts attempt to use their ordinance as an exclusionary tool to keep out undesirable development, but the historic district commission as an administrative body

56. See Fein, *supra* note 10, at 88–89 (presuming a correlation between prior zoning manipulations and potential historic districting abuses).

57. Byrne, *supra* note 10, at 670–71. See also *Role They Play*, *supra* note 18 (“Design guidelines are not, in and of themselves, mandatory like the ordinance and should not be confused with the ordinance. In most cases, guidelines are just that—helpful, interpretive, explanatory recommendations.”).

58. *What They Can and Cannot Do*, *supra* note 19 (emphasis added).

59. Byrne, *supra* note 10, at 670.

60. *Secretary’s Standards for Rehabilitation*, NAT’L PARK SERV., <https://www.nps.gov/tps/standards/rehabilitation/rehab/guide.htm> (last visited Apr. 28, 2017).

61. See Phelps, *supra* note 15, at 134 (“[A]n impacted homeowner will typically engage in pre-discussions with either professional staff working within the jurisdiction or the commission members to gauge reaction to the proposal and to see if changes can be made to comport with the district’s review standards.”).

62. *Id.* at 133.

63. Byrne, *supra* note 10, at 672 (quoting D.C. CODE § 6-1102(11) (2001)).

plays a neutral role in adjudicating certificates of appropriateness.⁶⁴ The commission's role is to further the interests of the public, as articulated in the preservation ordinance.⁶⁵ While commissioners are not all immune from the vagaries of the political process, or of outside influence, the (slight) threat of bias should not be used to undermine the value of historic preservation laws and their ability to balance the protection of significant resources with the need for change. And again, nothing in the Secretary of the Interior's Standards prevents infill construction, accessory uses, or multi-family buildings, all of which provide an excellent vehicle for integrating affordable housing into historic districts.⁶⁶ Neighbors' outcries against such development should go unheeded.⁶⁷

Those who characterize historic preservation as exclusionary possess a very limited understanding of historic districts and their residents. Historic districts are often portrayed as enclaves for wealthy urbanites who moved in and pushed longtime residents from their homes, or as refuges for suburbanites who escaped the city for large single-family homes on sprawling lots. But the reality is that many historic districts house low-income residents: roughly 60% of the 850,000 buildings protected by historic districts are located in census tracts with a poverty level of 20% or more.⁶⁸ Residents in these census tracts are more likely to embrace changes that bring new housing and economic development opportunities.⁶⁹

C. Gentrification

The third assumption is that historic preservation causes gentrification and displaces residents.⁷⁰ Indeed, gentrification remains a polarizing term in the urban planning context,⁷¹ but a growing body of research indicating that historic district designation can have a positive effect on low-income

64. See *id.* at 673 ("Most commissioners can be expected to favor preservation rather than the incidental interests of well-heeled neighbors.").

65. *Id.*

66. *What They Can and Cannot Do*, *supra* note 19.

67. See Byrne, *supra* note 10, at 671 (describing high-density development projects that were approved in historic districts in New York, Philadelphia, and Washington, D.C., despite neighborhood opposition).

68. RYPKEMA, *supra* note 14, at 11.

69. See Ryan Howell, Note, *Throw the "Bums" Out? A Discussion of the Effects of Historic Preservation Statutes on Low-Income Households Through the Process of Urban Gentrification in Old Neighborhoods*, 11 J. GENDER RACE & JUST. 541, 561 (2008) (highlighting the benefits afforded to neighborhood residents as a consequence of historical designation).

70. See *id.* at 542 n.9 (citing John A. Powell & Marguerite L. Spencer, *Giving Them the Old "One-Two": Gentrification and the K.O. of Impoverished Urban Dwellers of Color*, 46 HOW. L.J. 433, 450 (2003)) as an example of such critics.

71. *Id.* at 555.

residents undermines much of the previous discourse on the issue.⁷² As this research shows, historic preservation does not necessarily cause gentrification, and even where gentrification does occur, it does not necessarily displace residents.⁷³

A 2016 study commissioned by the Historic District Council looked at the effects of historic districts on affordable housing in New York City, using data on changes in median income, rent, and rental burdens in each borough between 1970 and 2010.⁷⁴ Brooklyn was the only borough with any statistically significant relationship between historic district designation and an increase in median income.⁷⁵ In no borough did historic district designation or timing of designation have any statistically significant relationship with an increase in rent or rental burden.⁷⁶ “While the average rental burden . . . in historic district census tracts rose from 1970-2010, it increased at a slower rate than all census tracts in New York City.”⁷⁷

This data reinforces the findings of an earlier 2002 study by the Citizens Housing and Planning Council, in which researchers analyzed renter mobility in both gentrifying and non-gentrifying neighborhoods.⁷⁸ The findings revealed that, when controlling for other factors, disadvantaged residents in gentrifying neighborhoods were 17% less likely to move than those in non-gentrifying neighborhoods.⁷⁹ And increases in rent in gentrifying neighborhoods were associated with a *lower* probability of moving, even when controlling for other factors affecting mobility.⁸⁰ “The probability of a poor household or a non-college graduate moving from a unit declined as the rate of rent inflation in their neighborhood increased.”⁸¹

The conclusion drawn from this research is that gentrification can improve housing and neighborhood conditions, and encourage stability in

72. See, e.g., RYPKEMA, *supra* note 14, at 14 (rebutting the argument that historic districts negatively impact low-income residents).

73. *Id.*

74. HISTORIC DISTRICT COUNCIL, THE INTERSECTION OF AFFORDABLE HOUSING AND HISTORIC DISTRICTS 8, 27 (2016), hdc.org/wp-content/uploads/2016/05/Intersection-of-Affordable-Housing-Historic-Districts.pdf.

75. *Id.* It is important to note that “a finding of ‘significance’ does not imply *causation*” but “merely suggests that changes in [two] variables (while holding other variables constant) are happening in a similar way” *Id.* at 4.

76. *Id.* at 27.

77. *Id.* at 8.

78. Citizens Hous. & Planning Council, *Gentrification and Displacement*, 8 THE URB. PROSPECT 2 (Jan. / Feb. 2002), http://chpcny.org/wp-content/uploads/2011/01/UP_Gentrification_Displacement.pdf.

79. *Id.* at 3–4.

80. *Id.* at 4.

81. *Id.*

low-income households.⁸² It is important to keep in mind that in most circumstances, pre-gentrification neighborhoods are economically disadvantaged.⁸³ They suffer from the effects of segregation, concentrated poverty, loss of employment opportunities, low-performing schools, and crime.⁸⁴ When wealthier households invest in disadvantaged neighborhoods, they bring local tax dollars, which can be used to maintain affordable housing; spend money on local goods and services, spurring the establishment of new local businesses and other jobs; and create economic and racial diversity.⁸⁵ And, over time, these neighborhoods see a reduction in crime and an improvement in public schools.⁸⁶

While gentrification is not the panacea for all the ills of inner-city blight, it is certainly one of the best solutions.⁸⁷ Urban renewal dealt a sweeping blow to inner-city neighborhoods; gentrification, on the other hand, is an incremental process, particularly when it occurs through historic preservation.⁸⁸ As neighborhoods slowly revitalize, local governments, land trusts, community development groups, and other housing advocacy organizations can implement policies to maintain housing affordability and limit displacement.⁸⁹ In fact, it is difficult to see how economic and racial diversity can be achieved without some degree of gentrification. As long as gentrification is demonized and avoided, affordable housing will continue to be concentrated in areas of poverty.

82. *Id.*

83. Ebenezer O. Aka, *Gentrification and Socioeconomic Impacts of Neighborhood Integration and Diversification in Atlanta Georgia*, 35 NAT'L SOC. SCI. J. 1, 1 (2010) ("In the simplest form [gentrification] can be explained as the upgrading of devalued or deteriorated urban property . . .").

84. See J. Peter Byrne, *Two Cheers for Gentrification*, 46 HOW. L.J. 405, 415–19 (2003) (describing decline in inner-city neighborhoods since 1945); Justin Graham, *Playing "Fair" with Urban Redevelopment: A Defense of Gentrification Under the Fair Housing Act's Disparate Impact Test*, 45 ARIZ. ST. L.J. 1719, 1731–32 (2013) (same).

85. See Byrne, *supra* note 84, at 419–24 (describing economic, political, and social improvements in gentrified neighborhoods).

86. *Id.* at 423–24.

87. See Graham, *supra* note 84, at 1734–35 (noting that "gentrification 'represents one of the most encouraging trends in city life since the 1960s'" (quoting J. Peter Byrne, *Rhetoric and Realities of Gentrification: Reply to Powell and Spencer*, 46 HOW. L.J. 491, 491 (2003))).

88. Byrne, *supra* note 10, at 674; DONOVAN D. RYPKEMA, THE ECONOMICS OF HISTORIC PRESERVATION 22 (1994).

89. See, e.g., Byrne, *supra* note 10, at 674 (describing the successful renovation of a substandard apartment complex into mixed-income condominiums and rentals in a gentrifying historic district in the District of Columbia).

D. Housing Fungibility: Supply and Demand

The final assumption is that all housing is fungible—i.e., that one house is like the next, and thus the only thing motivating an individual's choice of housing is its availability and affordability.⁹⁰ Accepting a theory that housing is fungible leads inevitably to the conclusion that increasing the supply of housing overall will reduce or eliminate the affordable housing problem. But housing supply and demand is more nuanced than this unitary theory,⁹¹ and the scholars who have advanced this theory have relied solely on a narrow set of observations that do not accurately reflect the realities of the housing market.⁹²

1. Filter Theory

The traditional housing supply and demand theory is rooted in the “filter theory” that was proposed in the 1960s as a market-driven solution to housing shortages and contributed to the housing disparity we have today.⁹³ The filter theory posited that low-income households would benefit from the construction of high-end units through a “trickle-down” process.⁹⁴ When a family at the top of the income ladder upgrades to a new housing unit, it leaves the old unit vacant. The next family down the income ladder will upgrade into that vacated unit, leaving another unit vacant. This continues down to the lowest-income family. When that family abandons its housing unit, that unit will be demolished.⁹⁵

The filter theory drove the housing policies of the 1970s and 1980s that perpetuated the extreme economic and racial segregation that began during the middle-class suburban migration and urban renewal of the 1950s and

90. Arnold King, *What Is Bernanke Saying about Housing*, LIBR. ECON. & LIBERTY (Feb. 22, 2012), http://econlog.econlib.org/archives/2012/02/what_is_bernank.html (showing that housing can be seen as fungible, since properties depend on their availability on the market, and are subject to typical supply and demand rules).

91. See Andrew G. Dietderich, *An Egalitarian's Market: The Economics of Inclusionary Zoning Reclaimed*, 24 FORDHAM URB. L.J. 23, 43–44 (1996) (rejecting “unitary market” for housing, and observing that consumers bid “not against everybody, but against particular peers interested in particular types of spaces”).

92. See *id.* at 44–45 (explaining that supply and demand housing theories ignore nuances of the housing market).

93. See *id.* at 43 (explaining that filtering has been blamed for “abandonment, gentrification, the concentration of poverty, and the perpetuation of racial segregation”) (footnotes omitted); Keith Aoki, *Race, Space, and Place: The Relation Between Architectural Modernism, Post-Modernism, Urban Planning, and Gentrification*, 20 FORDHAM URB. L.J. 699, 797, 808 (1993) (detailing how filtering led to disinvestment in urban neighborhoods).

94. Aoki, *supra* note 93, at 798; Dietderich, *supra* note 91, at 43.

95. Aoki, *supra* note 93, at 798; Dietderich, *supra* note 91, at 43.

1960s.⁹⁶ During the era of filtering, there were “record numbers of new luxury housing starts” alongside a “swelling homeless population and drastic shortages of affordable housing.”⁹⁷ Wealthier families were able to upgrade to suburban homes or segregate themselves into more affluent urban neighborhoods, while the poor African-American families remained in the inner-city neighborhoods the wealthier families left behind.⁹⁸ The result was concentrated, entrenched poverty, high crime, poor schools, loss of business, and declining property values.⁹⁹ While several other factors, including the impacts of deindustrialization, racial prejudice, and redlining and landlord milking contributed to neighborhood decline and segregation, the filter model failed to account for these factors, thereby exacerbating them.¹⁰⁰

2. Applying the Lessons of Filtering to Today’s Housing Market

Today, inner-city neighborhoods in San Francisco, New York City, and Washington, D.C. are burgeoning with newcomers, and buildable land is scarce.¹⁰¹ But the lessons we learned from filtering 30 years ago are equally applicable to today’s housing market. First, housing choices are driven by several factors, and no unitary theory can be applied.¹⁰² Second, affordable housing is not market-driven; it must be either mandated or incentivized, particularly in areas of high demand.¹⁰³ And finally, the end result of filtering is that low-income families are segregated into areas of concentrated poverty and substandard housing.¹⁰⁴

96. See Aoki, *supra* note 93, 798–800 (“The[] inadequacies [of the filtering model] had emerged by the late 1980s, and policies premised on the simplistic assumptions of the filtering model began seeming implausible at best and malevolent at worst, insofar as these policies negatively impacted on the inner cities and allowed those at the high-end to deny complicity in urban decline.”).

97. *Id.* at 799.

98. See *id.* at 800–01, 829 (observing that “mixed pattern of gentrification and abandonment occurred” as professionals upgraded to luxury housing and other neighborhoods were left to “entrenched poverty, despair, and homelessness”).

99. See Steven J. Knox, *Reconstructing an End to Concentrated Poverty*, 16 J.L. SOC. 223, 227–28 (discussing impacts of concentrated poverty).

100. See Aoki, *supra* note 93, at 800–08 (noting that filter theory “fail[ed] to account for these numerous housing market imperfections and distortions”).

101. Edward L. Glaeser, *Why is Manhattan So Expensive? Regulation and the Rise in Housing Prices*, 48 J.L. & ECON. 331, 334 (2005).

102. See Dietderich, *supra* note 91, at 43–44 (showing that a “unitary market” theory ignores the many factors that influence housing production).

103. See Aoki, *supra* note 93, at 799 (explaining that housing remained unaffordable even during the building boom); John M. Quigley & Steven Raphael, *Is Housing Unaffordable? Why Isn’t It More Affordable?*, 18 J. ECON. PERSP. 191, 205 (2004) (observing that construction of high-quality housing for wealthier families is more profitable than lower-quality, low-income housing).

104. See Knox, *supra* note 99, at 227–28 (discussing impacts of concentrated poverty).

Applying these lessons to the current housing crisis, it is clear that initiating another building boom will not create the necessary supply of affordable housing. Populations in cities like San Francisco, New York City, and Washington, D.C. continue to grow and put pressure on the housing market, and job growth in these metropolitan regions, particularly the San Francisco Bay Area, attracts new residents from other regions in the country and abroad.¹⁰⁵ To a large extent, the new housing constructed in these cities will serve those new professionals. For the market to create affordable housing, there must be an *oversupply* of housing, far more than necessary to serve the growing population of educated, affluent jobseekers. This is an unlikely prospect, and one that does not necessarily make good financial or planning sense.

Because the market will not supply enough, or any, affordable housing, it must be either mandated or incentivized. At present, developers in cities with mandatory inclusionary zoning laws are typically required to set aside around 10–20% of their units as affordable housing.¹⁰⁶ While developers can apply for incentives, like the low-income housing tax credit (LIHTC), to create additional affordable units, they are less likely to do so in areas where they can receive a market rate for the unit that is substantially higher than the tax credit offset.¹⁰⁷ And given the high cost of new construction—particularly with large development projects—developers will need to either absorb the costs of creating affordable housing, which they are not likely to do, or pass these costs on to the tenants, decreasing affordability overall.¹⁰⁸ Moreover, studies on LIHTC effectiveness reveal that a large proportion of affordable housing projects are concentrated in areas of high poverty and racial segregation: 73.9% of inner-city units are located in census tracts with more than 50% low-income households, and 48% are

105. See, e.g., Kathleen Pender, *Bay Area Building Boom May Not End Housing Shortage*, S.F. CHRONICLE (Apr. 2, 2016), <http://www.sfchronicle.com/business/networth/article/Bay-Area-building-boom-may-not-end-housing-7223711.php> (explaining that, even with the recent housing boom, San Francisco's housing supply cannot keep up with population growth and in-migration).

106. See, e.g., CITY & CTY. OF S.F., *Inclusionary Housing Program*, <http://sfmohed.org/inclusionary-housing-program> (last visited Apr. 28, 2017) (requiring developments with ten or more units to pay an affordable housing fee, or set aside 12% of units onsite or 20% of units offsite as affordable to low- and moderate-income families); *Inclusionary Zoning Affordable Housing Program*, D.C. DEP'T HOUSING & COMMUNITY DEV., <http://dhed.dc.gov/service/inclusionary-zoning-affordable-housing-program> (last visited Apr. 28, 2017) (requiring residential developments containing ten or more units to set aside 8–10% of floor area as affordable housing).

107. Cf. Benjamin Powell & Edward Stringham, "The Economics of Inclusionary Zoning Reclaimed": How Effective Are Price Controls?, 33 FLA. ST. U. L. REV. 471, 483–85 (2005) (rejecting the notion that developers will absorb costs of inclusionary zoning when it is not profitable to do so, and noting that density bonuses "are of little value and come nowhere close to making up for the costs of the program").

108. *Id.*

located in tracts with more than a 50% minority population.¹⁰⁹ In short, there is a limit to how much affordable housing a developer will be willing or able to create in high-demand areas when building new construction from the ground up.

Given this backdrop, two things can be expected to happen if historic district controls in high-demand neighborhoods are removed and developers can add substantially more height. The first scenario is that developers continue to build more market-rate housing and less affordable housing, pushing even more low-income residents out of the neighborhood and into areas of poverty, which was the consequence of the filter model.¹¹⁰ The second scenario is that, as new high-rise construction consumes the neighborhood and the desirable elements of the neighborhood are lost—the historic character, human scale, walkability, and social and psychological connections—the affluent residents that “gentrified” the area in the first place will no longer find it attractive and leave.¹¹¹ This is intuitive when looking at historic districts, which attract residents based on a range of qualitative factors. The current supply and demand theory fails to account for this and other non-quantitative factors driving housing decisions, the very flaw in the filter model. In either scenario, the poor end up concentrated into areas of poverty.

IV. HISTORIC PRESERVATION FURTHERS AFFORDABLE HOUSING GOALS

In its infancy, the preservation movement focused on restoring buildings of great national importance, but modern-day preservationists have increasingly viewed preservation as “an effective tool for a wide range of public goals,” including affordable housing, neighborhood revitalization and stabilization, and economic development.¹¹² While historic preservation alone cannot eradicate the affordable housing crisis, it can—and should—play a central role in a comprehensive, long-term plan to increase the availability *and quality* of affordable housing; protect the affordability of that housing; and create vibrant, mixed-income neighborhoods that improve the standard of living for low-income families. As this Part explains: (1) rehabilitation of existing buildings is more cost effective than new construction; (2) historic preservation creates jobs and boosts the local

109. Sagit Leviner, *Affordable Housing and the Role of the Low Income Housing Tax Credit Program: A Contemporary Assessment*, 57 TAX LAW. 869, 884 (2004).

110. MIRIAM ZUK & KAREN CHAPPLE, *HOUSING PRODUCTION, FILTERING AND DISPLACEMENT: UNTANGLING THE RELATIONSHIPS* 4 (2016).

111. *Id.*

112. DONOVAN RYPKEMA & CAROLINE CHEONG, *MEASURING ECONOMIC IMPACTS OF HISTORIC PRESERVATION* 1 (2011).

economy; (3) historic buildings improve quality of life; and (4) historic districts can preserve smaller, cheaper housing, and prevent displacement of residents.

A. Historic Preservation is Cost-Effective

The prevailing belief that rehabilitation is costlier than new construction has been repudiated by empirical data.¹¹³ While each individual project has its own unique costs, the evidence demonstrates that rehabilitation is, at least, a competitive option—and often a more affordable one.¹¹⁴ This is particularly true when creating affordable housing because the level of rehabilitation need not be substantial to make the housing livable.

A recent study from Harvard University is worth highlighting for its applicability to affordable housing.¹¹⁵ In 2013, a team of researchers studied the business models of investors who purchased foreclosed properties in Cleveland, Ohio to see if renovating the vacant properties would be a more cost-effective alternative to demolition.¹¹⁶ At the time of the study, an estimated 8,300 vacant homes in Cleveland were slated for condemnation.¹¹⁷ The cost of demolition was \$10,000 per home.¹¹⁸ In the alternative, each house renovated through the HUD Neighborhood Stabilization Program was eligible for a \$90,000 subsidy.¹¹⁹ The research team was tasked with determining how Cleveland should best spend its limited subsidy: by renovating the vacant buildings or demolishing them.¹²⁰

The study found that in five out of six neighborhoods, rehabilitation was more cost effective than demolition when the rehabilitation was limited to making the house livable (as opposed to bringing the house up to modern

113. FRANK FORD ET AL., THE ROLE OF INVESTORS IN THE ONE-TO-THREE FAMILY REO MARKET: THE CASE OF CLEVELAND 56 (2013).

114. Maya Brennan et al., *Comparing the Costs of New Construction and Acquisition-Rehab in Affordable Multifamily Rental Housing: Applying a New Methodology for Estimating Lifecycle Costs* 1 (Ctr. for Housing Policy, Working Paper, 2013) ("[O]ur findings are consistent with other data suggesting that acquiring and rehabilitating existing multifamily rental housing may be significantly more cost-effective than new construction.").

115. FRANK FORD ET AL., *supra* note 113, at 8; Thomas A. Jorgensen, *Harvard Study Compares Demolition to Rehabilitation*, PRESERVATION LEADERSHIP F. BLOG (March 19, 2015, 3:44 PM), <http://forum.savingplaces.org/blogs/special-contributor/2015/03/19/study-compares-demolition-rehabilitation>.

116. FORD ET AL., *supra* note 113, at 3.

117. *Id.* at 4.

118. *Id.*

119. *Id.*

120. *Id.* at 52.

green building standards).¹²¹ Notably, the study looked at the cost of *demolition alone*, rather than demolition plus new construction.¹²² Adding in the cost of new construction invariably tips the scale in favor of rehabilitation and allows additional room for substantial rehabilitation beyond mere code compliance.

Similar studies reinforce this conclusion. A 2001 HUD-sponsored study found that it would cost \$75,000 to repair an older home with *severe* physical problems, and \$25,000 for one with *moderate* problems.¹²³ The study further found that only 11% of the older housing stock suffered from severe or moderate physical problems, meaning that only a small percentage of homes would require the full \$75,000 for repairs.¹²⁴ Importantly, “the \$75,000 figure is comparable to the most cost effective of Federal housing programs and significantly cheaper than some programs,”¹²⁵ making rehabilitation of even the most deteriorated housing stock a competitive option.

Of course, quality of construction is always a factor to be considered in the preservation-versus-new-construction debate. To achieve affordability without “massive subsidies,” developers may use cheaper, lower-quality building materials, which adds costs over the long term and reduces the quality of the unit.¹²⁶ On the other hand, historic buildings have already withstood the test of time, largely because of their higher-quality, old-growth wood, load-bearing masonry construction, and overall superior workmanship.¹²⁷ These older buildings will remain durable, helping to preserve the affordability and quality of the housing over time.¹²⁸ Even when new construction costs are cheaper compared to rehabilitation costs,

121. *Id.* at 59; Jorgensen, *supra* note 115.

122. FORD ET AL., *supra* note 113, at 4, 52.

123. RYPKEMA, *supra* note 14, at 10 (citing DAVID LISTOKIN ET AL., BARRIERS TO THE REHABILITATION OF AFFORDABLE HOUSING (2001)).

124. *Id.*

125. *Id.*

126. See *id.* at 4 (stating that the market cannot produce affordable housing “without either massive subsidies or very low quality units”); *id.* at 16 (explaining that “very low cost housing . . . would fail the quality test”).

127. See WBDG Historic Preservation Subcomm., *Historic Preservation*, NAT'L INST. OF BUILDING SCI., https://www.wbdg.org/design/historic_pres.php (last updated Oct. 11, 2016) (noting that historic building materials, such as old-growth wood, are durable and high-quality); Julia Rocchi, *Six Practical Reasons to Save Old Buildings*, NAT'L TR. FOR HISTORIC PRESERVATION (Nov. 10, 2015), <http://savingplaces.org/2ku2YpK> (“Buildings of a certain era, namely pre-World War II, tend to be built with higher-quality materials such as rare hardwoods . . . Prewar buildings were also built by different standards. A century-old building might be a better long-term bet than its brand-new counterparts.”).

128. WBDG Historic Preservation Subcomm., *supra* note 127; Rocchi, *supra* note 127.

the added factor of building quality will inevitably tip the scale in favor of rehabilitation.¹²⁹

Rehabilitation becomes even more competitive with the availability of tax incentives. When property owners undertake substantial rehabilitation, state and federal rehabilitation investment tax credits are available to help defray the costs. The federal government offers a tax credit for 20% of the rehabilitation costs on income-producing properties (this excludes owner-occupied residences) that are listed or eligible for listing on the National Register of Historic Places and are rehabilitated in compliance with the Secretary of the Interior's Standards.¹³⁰ A 10% credit is available for properties built before 1936 that are not eligible for listing.¹³¹ While the tax credit is limited for properties producing only passive income (e.g., rental income), where the property owner is a real estate professional, he or she may be eligible for the full credit.¹³² States administer an even wider range of credits to piggyback on the federal credit. Many offer a 25% credit, allow full credit for passive activity and owner-occupied residences, and require a lower minimum investment.¹³³

Developers of affordable housing can also piggyback the low income housing tax credit (LIHTC) on top of their federal and state rehabilitation tax credits.¹³⁴ The LIHTC is available for new construction as well as the adaptive reuse of existing buildings,¹³⁵ and the ability to piggyback the tax credits gives developers working with historic buildings a financial windfall over those constructing new units.

B. Historic Preservation Boosts the Local Economy

Many variables impact housing affordability that cannot be addressed simply by building new housing. Low wages, lack of jobs, high taxes, and many other factors directly impact household income and housing

129. See RYPKEMA, *supra* note 14, at 10 (comparing the costs of repair between new and older construction while highlighting the resulting quality).

130. NAT'L PARK SERV., HISTORIC PRESERVATION TAX INCENTIVES 3–5, 9–10 (2012), <https://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>.

131. *Id.* at 3.

132. Mark Primoli, *Claiming the Credit*, NAT'L PARK SERV. (Oct. 2000), <https://www.nps.gov/tps/tax-incentives/before-apply/irs.htm>.

133. NAT'L TR. CMTY. INV. CORP., FIRST ANNUAL REPORT ON THE ECONOMIC IMPACT OF THE FEDERAL HISTORIC TAX CREDIT 31–32 (2010), <http://www.kiplinger.com/members/taxlinks/100319/Historic-tax-credit.pdf>.

134. *Id.* at 11.

135. *Id.* at 29.

affordability.¹³⁶ By looking at the impacts of rehabilitation projects made possible by state and federal tax credits, researchers have gathered empirical evidence on the economic benefits of historic preservation.

"Dollar for dollar, historic preservation is one of the highest job-generating economic development options available."¹³⁷ Rehabilitation work is significantly more labor intensive than new construction, the impacts of which have a ripple effect through the local economy because the construction workers and other laborers hired locally will spend their money at local businesses.¹³⁸ And general contractors undertaking rehabilitation work are more likely to purchase materials from local vendors.¹³⁹ For every \$1,000,000 spent on rehabilitation versus new construction, rehabilitation will result in \$120,000 more staying within the community; five to nine more construction jobs; 4.7 more jobs elsewhere in the community; \$107,000 more in household income; and over \$100,000 more in retail sales.¹⁴⁰ Clearly, as household incomes increase, families have more money to spend on housing.

Rehabilitation work has additional benefits beyond job creation, including tourism, new business growth, additional private investment, and increased property and sales taxes, to name a few.¹⁴¹ Again, these benefits significantly impact household income. For example, as the city's tax base increases, it can provide more services to the community—e.g., public transit, childcare, better schools—which can improve the quality of life of the residents and reduce their household expenses.¹⁴²

C. Historic Buildings Improve Quality of Life

In light of the substandard public housing of the twentieth century, there is an increasing recognition that housing cannot be merely affordable, it must also improve the quality of the life of the residents and the larger community. In the quest to build ourselves out of an affordable housing shortage, we may be building ourselves into unlivable communities.

136. See Jewkes & Delgadillo, *supra* note 46, at 46 (noting that the HUD ratio fails to consider the range of factors affecting household expenses).

137. RYPKEMA, *supra* note 88, at 13.

138. *Id.* at 14.

139. *Id.* at 15.

140. *Id.* at 14.

141. *Id.* at 15.

142. See Howell, *supra* note 71, at 559–61 (highlighting how an increased tax base can improve municipal services and schools); Graham, *supra* note 84, at 1734 (noting that gentrification can increase the tax base and thus increase the "availability and quality" of services).

The type of density most housing advocates are seeking is high-rise construction, as this is the only way to add significantly more density in tight markets. But when it comes to affordable housing, this type of density has been proven harmful, particularly for children growing up in poverty.¹⁴³ And as the public housing projects of the twentieth century have shown us, there is a greater risk of segregation and concentrated poverty in high rises than in the mixed-use, lower-density, human-scale neighborhoods.¹⁴⁴

Affordable housing should be located in diverse, mixed-income, walkable, transit-oriented neighborhoods close to shopping, schools, parks, and other amenities. Historic neighborhoods possess many, if not all, of these qualities, and creating historic districts preserves and enhances those qualities.¹⁴⁵ Placing incompatible high rises in the middle of historic districts degrades the quality of life that makes these places livable and desirable. The result is that we are destroying the things we value, so that *nobody* can enjoy them, when we should be figuring out how to bring the things we value to a wider audience, so that *everybody* can enjoy them. Historic preservation, when part of a comprehensive housing plan, can achieve this goal.

D. Historic Districts Protect Affordable Housing

The strongest argument for maintaining historic districts is that they *protect* affordable housing. There is a misconception that historic districts are home to only affluent households.¹⁴⁶ But the data does not support this. Sixty percent of the 850,000 buildings listed in historic districts are located in census tracts with a poverty level of 20% or more,¹⁴⁷ and 32% of households below the poverty line live in older and historic homes.¹⁴⁸ Data on the effectiveness of the LIHTC indicates that many older buildings already serve low-income families, and when developers construct new

143. See Schill & Wachter, *supra* note 37, at 1293 (“High density apartment buildings are now generally thought to be inappropriate for poor families with children. Elevators break down as a result of heavy usage and insufficient maintenance. In addition, parents find it difficult to monitor the activities of their children when recreation spaces are located at a distance from their apartments. Furthermore, the large volume of residents fosters anonymity, making it difficult for tenants to maintain security and a sense of community. All of these factors combine to promote vandalism, which further undermines the quality of life in public housing.”) (footnotes omitted).

144. See *id.* at 1293–94 (describing concentrated poverty in high density, residential towers that characterized public housing and observing that “these types of projects often generated a series of problems that led to their abandonment by all but the poorest and least mobile tenants”).

145. RYPKEEMA, *supra* note 14, at 8–9.

146. *Id.* at 11.

147. *Id.*

148. *Id.* at 5.

affordable housing with the tax credit, it often replaces older buildings already serving that purpose.¹⁴⁹ Since the late 1970s, nearly a third of the over 500,000 housing units completed under the auspices of the federal historic preservation tax credit were affordable to low- and moderate-income families,¹⁵⁰ a figure that is “noteworthy when compared with some better-known affordable housing production programs.”¹⁵¹ While the need to create new affordable housing is critical, the need to protect existing historic housing is even more critical.

When historic district guidelines recommend against demolition of existing buildings, incompatible additions, or out-of-scale infill development, they protect the smaller homes that, by their size alone, are made more affordable. Because many historic neighborhoods are located in desirable neighborhoods, the land is more valuable than the building itself.¹⁵² New, more affluent residents moving into these neighborhoods often try to maximize their square footage with large additions that double the size of the home, second story “pop tops” on single-story homes, or new McMansions squeezed onto narrow lots.¹⁵³ Inevitably, these larger homes drive up property values and make the neighborhoods unaffordable—the exact problem critics claim historic districts create.

This is particularly relevant in suburban neighborhoods, which housing advocates claim are constrained by too many exclusionary zoning regulations to allow affordable housing growth. It is true that many newer suburbs are zoned only for single-family homes and mandate strict minimum lot sizes and minimum setbacks. But many historic suburbs, particularly those built pre-World War II, were designed with smaller lots and setbacks, allowing greater density (as compared to more modern suburbs with minimum lot sizes), and many of the properties boast

149. Leviner, *supra* note 109, at 876–77.

150. NAT'L PARK SERV., ANNUAL REPORT ON THE ECONOMIC IMPACT OF THE FEDERAL HISTORIC TAX CREDIT FOR FY 2014, at 5 (2015).

151. NAT'L TR. CMTY. INV. CORP., *supra* note 133, at 28.

152. See, e.g., David Matthews, *140-Year-Old Gold Coast Cottage Set to Be Torn Down*, DNAINFO (June 21, 2016, 5:45 AM), <https://www.dnainfo.com/chicago/20160621/gold-coast/140-year-old-gold-coast-cottage-set-be-torn-down>. In Chicago’s wealthy Gold Coast neighborhood, the last extant nineteenth-century worker cottage may be slated for demolition. *Id.* The property owner applied for a demolition permit, but, thanks to the 90-day demolition delay required for historic buildings, the cottage could still be saved. *Id.* The other worker cottages have all been lost to mansions and high rises. *Id.* As the listing agent for the property stated, “[t]he cottage ‘is a special place, but it’s sitting on a gold mine.’” *Id.*

153. See, e.g., Kate Anderson Brower, *Teardowns: Tearing Apart or Building Up the Neighborhood?*, WASH. POST (June 25, 2015), https://www.washingtonpost.com/realestate/the-charm-of-an-old-house-clashes-with-allure-of-a-garage-and-mudroom/2015/06/24/6fed1fb2-09fe-11e5-95fd-d580f1c5d44e_story.html (describing the phenomenon of tearing down older, more modest homes and replacing them with larger, more luxury homes, which drive up property values).

secondary structures, like carriage barns or shops, that can easily be transformed into accessory living spaces.¹⁵⁴ In fact, many of the larger, older homes themselves were long ago divided into apartments for boarders or other family members, and may be grandfathered in in areas otherwise zoned only for single-family dwellings.¹⁵⁵

It is important to keep in mind that zoning regulations that prohibit multi-family housing are not tied to historic preservation laws. Historic districts do not regulate interior alterations and cannot prevent a property owner from converting a single-family home into apartments.¹⁵⁶ Local governments interested in creating affordable housing can loosen other zoning restrictions while keeping historic district regulations in place. This will protect neighborhoods from teardowns but allow flexibility for adding density. And larger historic homes are very adaptable.¹⁵⁷ Their divided interior spaces (as opposed to the open floor plans common in modern homes) can easily be broken up into small apartments or condos, or converted back to single-family living if the needs of the neighborhood change.¹⁵⁸

Finally, while it is important to add density to curb sprawl and generate diversity and affordability, limiting the amount of development in certain high-demand neighborhoods can be beneficial on a wider metropolitan, regional, or national perspective. While cities with the tightest markets, like San Francisco and New York City, have little buildable land, many other cities still contain swaths of vacant land and abandoned buildings that need redevelopment.¹⁵⁹ As pressure increases in key, high-demand areas, these disadvantaged communities continue to struggle with extreme poverty,

154. NAT'L PARK SERV., HISTORIC RESIDENTIAL SUBURBS: GUIDELINES FOR EVALUATION AND DOCUMENTATION FOR THE NATIONAL REGISTER OF HISTORIC PLACES 8–13 (2002), <https://www.nps.gov/Nr/publications/bulletins/pdfs/Suburbs.pdf> (describing landscape features of historic residential suburbs).

155. *Id.* at 9 (explaining that historic residential subdivisions contained both single- and multiple-family housing). This statement and the previous statement are also supported by the author's own experience growing up in Chicago's North Shore suburbs. The author's great-grandmother's house was a small, one-and-one-half-story, wood-frame house built in the late 1890s. It had a second-story apartment where a number of family members had lived over the years, and a lawnmower shop and secondary dwelling unit located to the rear. When the house was torn down in the early 2000s, it was replaced with a large single-family home more than double the size of the old home.

156. *What They Can and Cannot Do*, *supra* note 19 (emphasizing that guidelines cannot “[c]ontrol how space within a building is used”).

157. STEWART BRAND, HOW BUILDINGS LEARN 190–93 (1994) (illustrating how San Francisco's Victorian row houses are highly adaptable to subdivision into multiple apartments).

158. *Id.*

159. See Elizabeth M. Tisher, Note, *Re-Stitching the Urban Fabric: Municipal-Driven Rehabilitation of Vacant and Abandoned Buildings in Ohio's Rust Belt*, 15 VT. J. ENVTL. L. 173, 176–80 (2013) (detailing population loss in rust belt cities and rise in vacant and abandoned buildings).

disinvestment, and declining populations. Incentives can lure businesses and developers into these areas, but placing a cap on growth in already-overpopulated areas can further encourage revitalization of underpopulated communities.¹⁶⁰ This should be happening at both the regional and national levels. For example, many older industrial cities in the Northeast are crippled with disinvestment while New York City keeps growing. And rust belt cities in the Midwest are suffering from extreme decline while drought-stricken cities in the West and Southwest are booming. Limits on overbuilding in tight markets can stimulate the growth necessary in those areas currently lacking investment.¹⁶¹

V. FURTHERING AFFORDABLE HOUSING THROUGH PRESERVATION

Many programs are dedicated to creating and maintaining affordable housing, including land trusts, grants, and tax incentives, and many local governments have mandatory inclusionary zoning policies to help achieve their goals. The purpose of this Part is not to discuss the strengths and weaknesses of those programs, but to recommend new approaches to affordable housing that should be adopted by the preservation community. Preservationists should raise awareness about the intersection between preservation and affordable housing, and demonstrate positive ways preservation can be used to further those dual goals.

A. Top-Down Approach

The most effective way to integrate affordable housing into historic preservation is for the National Park Service (NPS) and State Historic Preservation Offices (SHPO) to encourage or mandate certain activities through the grants and technical assistance that they provide to local governments. This can occur through the Certified Local Government (CLG) Program, cost-share programs between SHPOs and local governments, matching preservation grants, and downtown revitalization programs.

160. Edward Glaeser argues that “[t]he social costs of binding development restrictions lie in the misallocation of consumers by having them live in less productive, less attractive places.” Glaeser, *supra* note 101, at 335. What Glaeser is essentially arguing is that we should let the undesirable areas further decline, while the more attractive areas continue to grow. This would arguably lead back to segregation and isolation of the poor in areas of concentrated poverty—less productive, less attractive places—exactly the thing that Glaeser claims is a result of exclusionary historic districts.

161. With climate change and the threat of rising sea levels, the idea that we should encourage growth in the interior and away from at-risk coastal areas is not unfounded.

1. Certified Local Government Program

The CLG program, jointly administered by the NPS and SHPOs, provides funding and technical assistance to local governments undertaking preservation activities.¹⁶² To be certified, a local government must meet a set of minimum goals: establish an historic preservation commission; enforce state or local legislation for the designation and protection of historic properties, typically through a preservation ordinance; maintain a system to survey and inventory historic resources; facilitate public participation in local preservation; and follow any other procedures established by the states.¹⁶³ States receive annual appropriations from the Federal Historic Preservation Fund and must pass at least 10% of their funding along to CLGs for surveys, National Register nominations, rehabilitation work, design guidelines, educational programs, training, structural assessments, feasibility studies, and a host of other activities.¹⁶⁴

To integrate affordable housing into the CLG program, the federal and state governments should add an affordable housing goal as a condition of certification, and offer additional funds to CLGs with significant affordable housing needs. This would require local preservation officers or commissions to work with planners and housing advocates to identify affordable housing needs, an important first step in integrating affordable housing into local preservation activities. An important component to this planning process is identifying the affordable housing needs by neighborhood and flagging those that are “high need”—e.g., tight housing markets and rising real estate prices—“moderate need”—e.g., some multi-family rentals mixed with pricier single-family homes—or “low need”—e.g., plenty of affordable housing that should be maintained. This initial step should focus on only the housing needs; not the preservation goals.

The next step would be for the CLG to include an affordable housing goal within the purpose statement of its preservation ordinance. This purpose statement should not only articulate the goals of creating and maintaining affordable housing, but also it should explain how that goal is to be carried out. Once a proper ordinance is drafted, the CLG can decide which preservation activities will best address both its affordable housing needs and its important preservation objectives. The focus of this step

162. *Certified Local Government Program & Local Preservation Tools*, NAT'L PARK SERV., <https://www.nps.gov/clg> (last visited Apr. 28, 2017).

163. *Become a Certified Local Government (CLG)*, NAT'L PARK SERV., <https://www.nps.gov/clg/become-clg.html> (last visited Apr. 28, 2017).

164. *Certified Local Government Program & Local Preservation Tools*, *supra* note 162.

should be to balance the dual goals of preservation and affordable housing in a way that achieves a positive result for both.

The next activity a CLG should undertake is the survey and inventory of historic buildings. States routinely require this activity of its CLGs, as it provides information for preservation planning purposes and facilitates with National Register listing, review under Section 106 of the National Historic Preservation Act, review of tax credit projects, and many other activities. While many communities target, or at least prioritize, the most significant buildings for survey, states should require their CLGs to survey all historic buildings (those over 50 years in age) and to perform this in a systematic way that prioritizes the most threatened buildings or neighborhoods. Through the survey process, CLGs should consider neighborhoods that are in need of affordable housing, or that contain affordable housing in need of protection, and should highlight properties that are suitable for multi-family use or low-cost rehabilitation. This inventory of historic resources can be useful at the regional and state levels as a means of identifying where affordable housing growth should occur, and it can also be used by the CLG to plan for historic districts and other local preservation activities.

The most important activity for a CLG is the designation of properties to the National Register of Historic Places or local landmark registers. And key here is the local historic district, which can be used to create or maintain affordable housing. First, CLGs should be required to create historic districts in low-income areas, particularly those with small, vernacular buildings, as these areas are often overlooked by local historic preservation commissions. A neighborhood that is eligible under traditional criteria—e.g., that buildings retain their historic and architectural significance—should be protected as a traditional historic district with guidelines that adhere to the Secretary of the Interior's Standards. A neighborhood that has lost its integrity, either through individual building alterations or overall loss of building stock, but nonetheless merits protection—e.g., at least 50% of its building stock remains intact or the buildings have lost architectural detail but retain their historic footprint and envelope—can be protected as a neighborhood conservation district. The guidelines for the conservation district should be more flexible, focusing on preventing teardowns, oversized additions, or out-of-scale infill development. The conservation district is important, as it protects more low-income or potentially affordable properties from being replaced by higher-end housing, and the more flexible guidelines allow for less costly renovations. For both the historic and neighborhood conservation districts, the ordinance should mandate strong demolition delays, particularly in neighborhoods with high land values and smaller homes, and should also

contain mechanisms to discourage demolition and incentivize rehabilitation, such as impact fees, exactions, or transferable development rights.

In addition to planning for the creation of affordable housing, CLGs should design educational programs that train property owners and local builders on performing rehabilitation work that does not compromise the quality of the construction or destroy energy-efficient features. This is an important addition to the survey and landmark designation activities because it ensures that the properties are not just affordable, but also safe, sanitary, and durable.

Finally, the NPS and SHPOs should provide technical assistance to CLGs in designing and carrying out these projects. This should include sample historic and conservation district guidelines for neighborhoods targeted as “high” or “moderate need”; sample criteria for designating neighborhood conservation districts; guidelines for identifying properties well-suited for affordable housing; and guidelines for crafting a strong preservation ordinance.

2. Cost-Share Programs

Through cost-share programs, state and local governments partner to undertake preservation survey and inventory projects. The state and local governments share costs, while the state administers the program—hiring consultants, reviewing the work, and ensuring completion of the final product—which is typically a comprehensive survey report detailing the findings and providing recommendations for stewardship.¹⁶⁵ Like the surveys undertaken by CLGs, discussed above, these surveys should identify buildings suitable for affordable housing and the condition of those buildings, and provide recommendations on how the housing goals can be incorporated into larger preservation goals.

3. Matching Grants

Other preservation matching grants are available to local governments on a competitive basis for the rehabilitation and repair of historic buildings.¹⁶⁶ States should give preference to projects involving the rehabilitation or repair of affordable housing, particularly in areas where the

165. See, e.g., *Survey & Planning*, VA. DEP’T HISTORIC RES., <http://dhr.virginia.gov/survey/Survey1.htm> (last updated Oct. 17, 2016) (describing the process of surveying historic properties).

166. See, e.g., *Historic Preservation Grants*, VT. AGENCY COM. & COMMUNITY DEV., <http://accd.vermont.gov/historic-preservation/funding/historic-preservation-grants> (last visited Apr. 28, 2017).

need for housing is great. States should also increase their share of the matching grants for projects based on how much affordable housing will be created.

4. Downtown Revitalization

The National Main Street Center, a subsidiary of the National Trust for Historic Preservation, maintains a network of local downtown revitalization organizations ("Main Street programs"); provides technical assistance, training, and workshops; and has created an organizing framework—the Main Street Four Point Approach—that the local Main Street programs implement to achieve their revitalization goals.¹⁶⁷ Many states have coordinating programs that work with the local communities to carry out the Four Point Approach.¹⁶⁸ As Main Street programs are located in central business districts, their primary focus is on business growth, but most central business districts also contain housing. As this housing is centrally located and typically in the form of rentals, the affordable housing opportunities are significant. Economic development certainly has ripple effects into the residential community, and Main Street programs should take the reins to promote rehabilitation of housing and ensure that housing remains affordable, even as property values begin to rise. This can be achieved through a revised Four Point Approach that expressly addresses the residential component of the downtown, as well as training and workshops on how to incorporate affordable housing goals into an economic development plan.

In addition to the Main Street program, states should adopt an Elm Street program for revitalization of residential neighborhoods bordering central business districts.¹⁶⁹ In many cases, these neighborhoods have suffered population loss and disinvestment, and they often boast large historic homes that have already been divided into multi-family rentals. As the central business district revitalizes, these residential neighborhoods may feel pressure from developers. One goal of an Elm Street program should

167. *The Main Street Approach - Main Street America*, MAIN STREET AM., <http://www.mainstreet.org/main-street/about-main-street/main-street-america/the-main-street-approach.html> (last visited Apr. 28, 2017).

168. See, e.g., *Downtown Designation*, VT. AGENCY COM. & COMMUNITY DEV., <http://accd.vermont.gov/community-development/designation-programs/downtowns> (last visited Apr. 28, 2017).

169. See *Elm Street*, PA. DOWNTOWN CTR., <http://www.padowntown.org/programs-services/elm-street> (last visited Apr. 28, 2017). Pennsylvania launched the first Elm Street program in 2004. *Id.* The program is now statewide. *Id.*

be to preserve both the historic character and affordability of these neighborhoods.

B. Enhanced Tax Incentives

Another way preservationists can drive affordable housing development is by advocating for enhanced federal rehabilitation tax credits. Currently, several limitations in the federal tax credit hinder its use for affordable housing projects, particularly small ones undertaken by individual property owners. For example, the requirement that properties be income-producing precludes rehabilitation of owner-occupied properties; limits on income from passive activity make it difficult for property owners to use the tax credit to create rental housing; and the substantial rehabilitation requirement (\$5,000 or the adjusted basis, whichever is greater) makes small projects infeasible.

The solution is a second federal tax credit for affordable housing projects. The requirement that properties be listed or eligible for listing on the National Register of Historic Places would remain, as would the requirement that the completed work satisfy the Secretary of the Interior's Standards, albeit in a modified form that would grant more flexibility to the property owner.¹⁷⁰ First, removing the requirement that properties be income-producing opens the tax credit to a wider range of projects that could provide affordable housing. And second, eliminating the substantial rehabilitation requirement would make feasible both small projects that involve bringing a building up to code, and larger projects that would not generate as much profit for the developer (e.g., rehabilitating a former industrial building to be used for low-income housing).

Maintaining affordability is as important as creating affordable housing. For large projects of ten units or more, an additional, smaller credit should be available for every 5 years the units are maintained at an affordable rate for low-income families, up to 30 years. For example, the developer could receive an initial 20% credit and an additional 5% every 5 years up to 30 years, for a total credit of 50% of the rehabilitation costs. This will encourage substantial rehabilitation of large historic buildings for affordable housing when such a project would not otherwise be economically feasible, and it would help stabilize the neighborhood by ensuring that the units remain affordable over a generation.

170. See ADVISORY COUNCIL ON HISTORIC PRES., AFFORDABLE HOUSING AND HISTORIC PRESERVATION (2006) (providing modified guidelines to be applied in Section 106 review of affordable housing projects).

CONCLUSION

So what would Jane Jacobs do today if faced with the question of how to address the affordable housing shortage? We can say with confidence that she would still advocate for an animated streetscape of unique buildings, an eclectic array of merchants, and colorful sidewalk activity. We can also say with confidence that she would advocate for better-quality housing for low-income families, and more integrated and diverse neighborhoods. Knowing that, the answer to the question is simple: Jacobs would support historic districts. Jacobs saw historic districts as a way to preserve city life for both the wealthy and disadvantaged. And they still serve that purpose today. Historic districts are inherently inclusionary because they are varied, adaptable, and unique places that people love. They confer benefits on everyone. New construction will always be necessary, but it should supplement—not supplant—historic preservation.

Massachusetts State Historic Preservation Plan 2011–2015



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On the cover:
Pending for listing in the National Register of Historic Places, the Crossman Bridge located in the town of Warren was recently rehabilitated. The bridge is a wrought-iron single-span lenticular pony truss bridge originally built in 1888.

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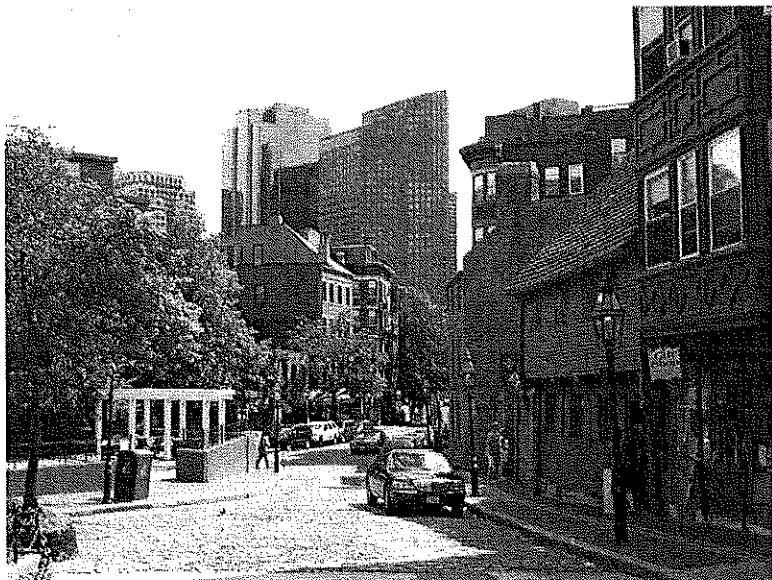
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Highlands Historic District, Fall River

Introduction

For over 10,000 years, human activity has shaped the landscape of this Commonwealth. Today, this landscape has stories to tell everywhere we look. Whether they are archaeological sites associated with Native American inhabitants, wood framed structures from early European settlement or factory villages adjacent to water powered sites, the landscapes of Massachusetts offer variety and interest that enhance the quality of life for residents and visitors alike. Today, the Massachusetts landscape is multi-layered as human activity on the landscape has shifted and shifted again.



The Paul Revere House located in the North End, Boston

The buildings, bridges, parks, burial grounds, agricultural landscapes, mill housing, industrial complexes, archaeological sites and the many other historic and cultural resources found in the cities and towns of Massachusetts are significant to our understanding of our past. They establish our sense of connection to our communities and they are the very reason people choose to live, work, and visit here.

As irreplaceable significant historic and cultural resources have been threatened or

destroyed, advocates for their preservation have organized, voiced their concern, and worked tirelessly to protect them. Today, a network of local commissions, local and state non-profit organizations and state government agencies work to assure that historic resources remain an integral part of our cities and towns while still allowing growth, change, and new patterns of development.

This State Historic Preservation Plan for 2011-2015 offers the chance for all of us to recognize our past accomplishments, view the challenges ahead, and see how we can all work together towards a Commonwealth that continues to reflect the stories of everyone in the historic landscape around us.

The Massachusetts State Historic Preservation Plan 2011–2015

As the State Historic Preservation Office, the Massachusetts Historical Commission (MHC) is responsible for taking the lead in preparing the five-year state historic preservation plan. The MHC is responsible for ensuring that its programs and activities further the broad goals, objectives, and priorities outlined in this plan. While the Massachusetts Historical Commission is the primary user of the plan, it is meant to be a plan that will be useful for all preservation

partners at the local, state, and national levels. The preservation community in Massachusetts includes well over 500 organizations as well as many more organizations directly involved with historic resources or with the management of historic resources. At over 450, local historic district commissions and historical commissions make up the majority of the preservation organizations statewide. In reviewing this plan, local historical commissions and historic district commissions will note their own goals, challenges, and accomplishments. Likewise, so will the many other organizations highlighted in this plan. Unlike previous state historic preservation plans, the goals section of this plan includes the organization responsible for carrying out each objective.

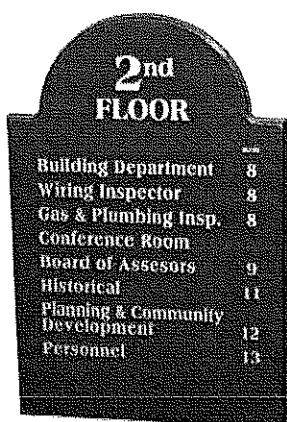
This plan reflects the input, discussion, and hard work of many individuals representing many different agencies and groups. Its goal is to provide all of the preservation partners, including municipal governments, state agencies, regional and statewide organizations and the Massachusetts Historical Commission with a clear direction on how best to protect the irreplaceable historic and cultural resources of Massachusetts.

For the Massachusetts Historical Commission this plan has particular importance. Each year, the Massachusetts Historical Commission develops an Annual Work Program, based on the State Plan, that describes the implementation priorities and the specific tasks necessary to accomplish the goals of the State Plan within existing legislative, funding, and staffing opportunities and constraints.

Creating the 2011-2015 Massachusetts State Historic Preservation Plan

The development of the 2011-2015 State Historic Preservation Plan began in late 2009 with a review of the content of the previous 2006-2010 State Historic Preservation Plan for accomplishments, outstanding goals, and remaining challenges. Following a review of current state historic preservation plans from other states, a general outline for a new state historic preservation plan began taking shape.

During December 2009 and January 2010, a list of Advising Organizations was developed. This list included over 80 organizations representing historic preservation partners at the local, regional, and state level as well as state agencies and non-profit organizations involved with historic resources.



During early 2010, MHC staff compiled a revised Municipal Status Database that compiled information on preservation activities for the 351 cities and towns in Massachusetts during the previous five-year planning cycle. Information included the general level of preservation activity, historic property surveys undertaken, new National Register listings, and local bylaws or ordinances that were established.

At the end of January 2010, MHC contacted all of the Advising Organizations to introduce them to the state historic preservation planning process, to ask them if they thought other organizations should be on the Advising Organizations list and to seek their input regarding recent major accomplishments. Local

commission members were involved in this process through the MHC Local Preservation Update e-newsletter.

MHC followed up with requests for additional comments during the Spring of 2010 through the Masshistpres listserve and e-newsletter. For the Advising Organizations that had not responded at that time, MHC followed up directly either in person, by phone, or by email.

Public meetings began in Spring 2010 with a western Massachusetts meeting in Holyoke at Wistariahurst Museum, hosted by the Holyoke Historical Commission. An additional eastern Massachusetts public meeting was held in Duxbury in June. At each of the meetings, MHC staff discussed MHC and its programs, previous state preservation planning efforts, and the outline for the current preservation plan. A discussion, facilitated by MHC staff, followed that considered accomplishments, challenges, and goals for the coming five years.

By the Fall of 2010, a draft document was ready for distribution to the Advising Organizations. During October and November 2010, comments from the Advising Organization members, local commission members, and the general public were received, reviewed, and incorporated where appropriate.

The result of this planning process is the *Massachusetts State Historic Preservation Plan 2011-2015*.

For the Massachusetts Historical Commission, accomplishments for this plan cover the following federal fiscal years:

Fiscal Year 2006 – October 1, 2005 to September 30 2006

Fiscal Year 2007 – October 1, 2006 to September 30, 2007

Fiscal Year 2008 – October 1, 2007 to September 30, 2008

Fiscal Year 2009 – October 1, 2008 to September 30, 2009

Fiscal Year 2010 – October 1, 2009 to September 30, 2010



Once threatened with demolition, Highfield Hall in Falmouth received an MHC Preservation Award in 2010.

History of Historic Preservation Planning in Massachusetts

Below is a timeline of legislation, events, and documents that have shaped historic preservation efforts in Massachusetts over the past 150 years.

1848

The 1699 John Shelon House in Deerfield is demolished despite an organized historic preservation campaign to save it.

1863

The John Hancock House in Boston is demolished.

1876

The Old South Meetinghouse in Boston is saved from demolition.

1881

The Old State House in Boston is saved by a citizens group that later becomes the Bostonian Society.

1891

The Trustees of Reservations is established.

1908

The House of Seven Gables in Salem is restored for the Salem Settlement House Association. The Paul Revere House is opened to the public.

1909

The 1768 Jeremiah Lee Mansion is acquired by the Marblehead Historical Society.

1910

The Society for the Preservation of New England Antiquities is founded. Today, it is known as Historic New England.

1925

USS Constitution is restored with public and private funds.

1927

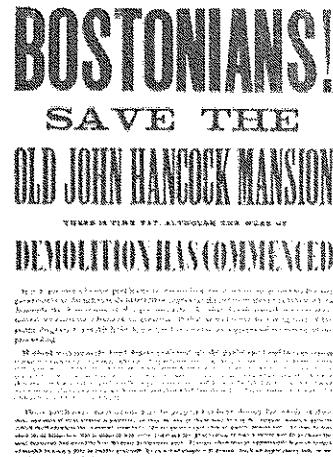
Relocated historic buildings are incorporated into Storrowtown in West Springfield.

1934

The Historic American Buildings Survey begins an architectural recording program in Massachusetts.

1938

Salem Maritime National Historic Site becomes the first national historic site in the national park system.



1939

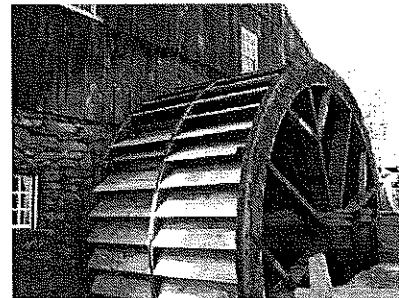
The Massachusetts Archaeological Society is founded.

1944

Historic Salem, Incorporated is founded.

1946

Old Sturbridge Village is opened to the public.



Old Sturbridge Village

1947

Plimoth Plantation established.

1949

National Trust for Historic Preservation is founded.

1952

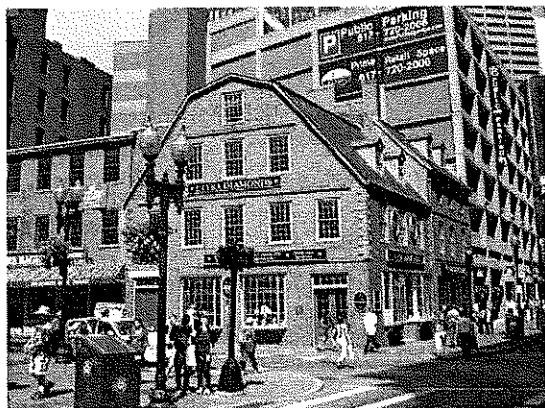
Historic Deerfield is incorporated.

1954

The federal Housing Act is passed which provides financial incentives for urban renewal plans that would demolish entire neighborhoods.

1955

Local Historic Districts on Beacon Hill and Nantucket are established as the first local historic districts in Massachusetts.



Old Corner Bookstore, Boston

1956

The Federal Aid Highway Act is passed providing federal funds for new highways and sparking concerns over demolition of urban neighborhoods.

1959

Minute Man National Historical Park is established.

1960

Massachusetts General Law Chapter 40C – The Local Historic Districts Act is passed.

Historic Boston Incorporated is founded and saves the Old Corner Bookstore from demolition.

Demolition of the West End in Boston begins under urban renewal plans.

Hancock Shaker Village in Pittsfield is founded.

1962

The Waterfront Historic Area League is founded in New Bedford in response to urban renewal plans.

1963

Massachusetts Historical Commission is established.

Massachusetts General Law Chapter 40 Section 8d is passed, which clarifies the role of local historical commissions in cities and towns of the state.

Cambridge Historical Commission is established.

1964

The Museum of African American History is founded.

1966

The National Historic Preservation Act is passed which establishes the National Register of Historic Places, the Advisory Council of Historic Preservation and State Historic Preservation Offices.

1969

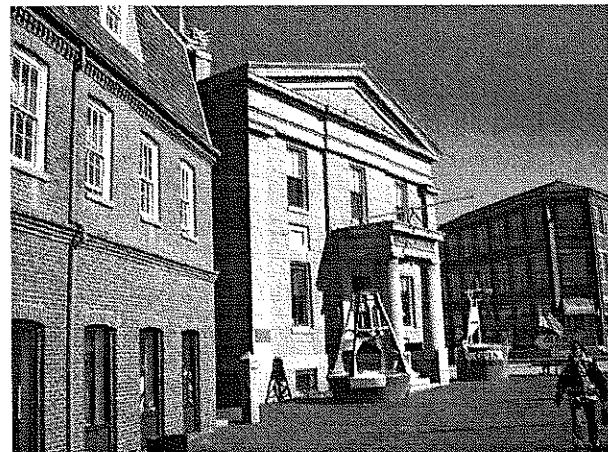
Chapter 666 of the Acts of 1969/Massachusetts General Law Chapter 184 is passed providing statutory authority for historic preservation restrictions.

The Worcester Heritage Society is founded. Today, it is known as Preservation Worcester.

1970

Governor Sargent declares a moratorium on highway projects within the Route 128 area.

Plans to demolish downtown Newburyport as part of an urban renewal plan are reversed.



Downtown Newburyport

1971

The position of State Archaeologist is established through state law.

The Massachusetts Historical Commission is established as the State Historic Preservation Office for the purpose of the National Historic Preservation Act.

Plans to demolish downtown Salem are reversed.

1972

The Springfield Preservation Trust is founded.

City Conservation League is formed to oppose demolition of Jordan Marsh building in Boston.

1973

The Old Kings Highway Regional Historic District is established covering portions of six towns on Cape Cod.

1974

Martha's Vineyard Commission is established.

1975

Jordan Marsh building in Boston is demolished.

Boston Landmarks Commission is established pursuant to Chapter 772 of the Acts of 1975.

1976

The Tax Reform Act is passed by Congress which provides financial incentives that encourage preservation and rehabilitation of historic buildings.

Faneuil Hall Marketplace opens.

Boston University Preservation Studies Program is established.

1978

Boston Preservation Alliance is founded.

Lowell National Historical Park is established.

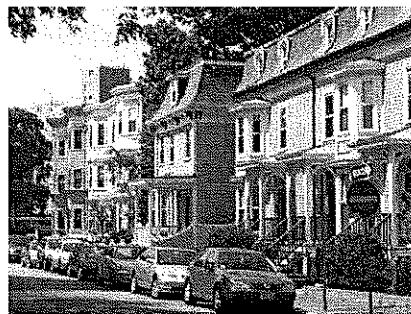
1979

The Massachusetts Historical Commission adopts a comprehensive statewide preservation planning document known as Cultural Resources in Massachusetts: A Model for Management.

The Massachusetts Historical Commission initiates the statewide reconnaissance survey of historic and archeological resources.

The State Building Code is amended to provide exemptions for listed properties.

City of Cambridge establishes the first demolition delay ordinance.



Neighborhood Conservation District, Cambridge

1981

The Massachusetts Association of Olmsted Parks is established.

1982

The State Register of Historic Places is established by state law.

1983

The State's Unmarked Burial Law is passed in order to protect Native American burial sites and to insure consultation with the Massachusetts Commission on Indian Affairs.

City of Cambridge establishes an ordinance for neighborhood conservation districts.

Olmsted in Massachusetts-The Public Legacy is developed.

1984

Massachusetts Preservation Projects Fund is established at the Massachusetts Historical Commission.

1985

Historic Massachusetts, Incorporated, the statewide advocacy organization for historic preservation is established. Today, it is known as Preservation Massachusetts.

1986

The Blackstone River Valley National Heritage Corridor is established.

1987

The Massachusetts Historical Commission develops the Massachusetts Cultural Resources Inventory System (MACRIS) and initiates computerization of inventory forms.

1988

The Massachusetts Historical Commission's statute is amended to expand the membership of the full commission and to clarify MHC review authority. (MGL Ch. 9 Sections 26-27C)

The Massachusetts Historical Commission promulgates new State Register review regulations.



The village center of Grafton located in the Blackstone River Valley.

1990

Cape Cod Commission is established.

1994

Special Commission on Historic Preservation is formed to review issues and develop statewide recommendations. The 24 member Commission includes legislators, preservation organizations, state agencies, and the development community.

1995

Massachusetts Historical Commission begins preparing five year state historic preservation plans to meet National Park Service multi-year planning requirements for all state historic preservation offices. The five-year plan provides the framework necessary for developing annual work programs, outreach efforts, technical assistance, grant allocation, and preservation partnerships.

2000

The Community Preservation Act is passed.

Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2001-2005.

2004

The Massachusetts Historic Rehabilitation Tax Credit is enacted as a pilot program.

2005

Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2006-2010.

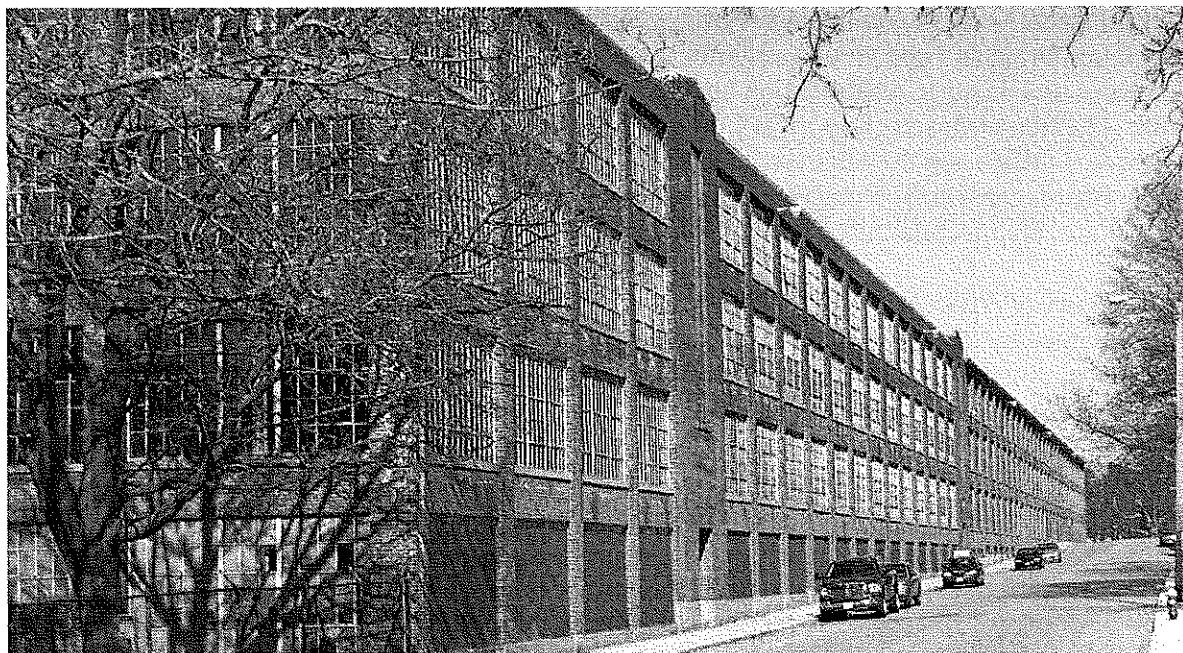
The annual cap on the Massachusetts Rehabilitation Tax Credit program is increased to \$50 million per year.

2010

The Massachusetts Historic Rehabilitation Tax Credit program is extended to expire on December 31, 2017.

Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2011-2015. The *2011-2015 State Plan* continues the five-year planning cycle and offers guidance to review past accomplishments, analyze the challenges ahead, and move onward with a clear vision.

The next periodic revision and update of the *State Historic Preservation Plan* is scheduled to begin late in 2014.



Draper Mill, Hopedale

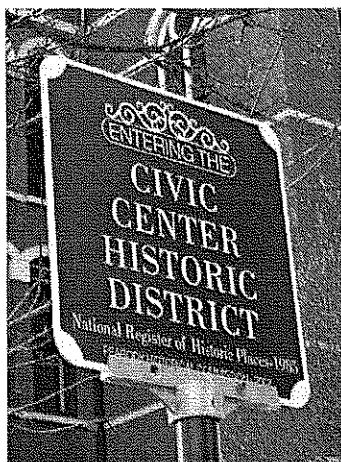
A Statewide Overview of Historic Preservation in Massachusetts

Historic preservation in Massachusetts today includes a broad range of organizations at the state, regional, and local level consisting of all branches of government, advocacy, and educational organizations as well as the many citizens that deeply value the historic and cultural resources present in this state. This section of the state historic preservation plan describes these organizations and their critical role in historic preservation efforts. The table of over eighty Advising Organizations demonstrates the breadth of organizations involved with historic preservation in Massachusetts.

The Massachusetts Historical Commission

The Massachusetts Historical Commission was established in 1963 by the State Legislature to identify, evaluate, and protect the important historical and archaeological assets of the Commonwealth. Preservation programs at the Massachusetts Historical Commission include the Inventory of Historic and Archaeological Assets of the Commonwealth, the National Register of Historic Places, Local Government Programs, Survey and Planning Grants, Massachusetts Preservation Projects Fund Grants, reviews of state and federally funded or licensed projects, federal and state historic rehabilitation tax credits, annual preservation awards, and archaeology month. The Massachusetts Historical Commission is also the office of the State Historic Preservation Office and the State Archaeologist. The Commission, which is also the State Review Board, consists of eighteen members appointed from various disciplines. Professional staff includes architectural historians, architects, archaeologists, and preservation planners.

The *Inventory of Historic and Archaeological Assets of the Commonwealth* has been compiled and maintained by the MHC since MHC's creation in 1963 and has grown to include records on an estimated 200,000 properties and sites. The inventory includes buildings, structures, sites, objects, areas, parks, landscapes, and burial grounds. Inventory information is recorded on MHC inventory forms, following standards and guidelines set forth in the MHC's *Historic Properties Survey Manual*.



Civic Center National Register District, Peabody

The *National Register of Historic Places* is a program of the National Park Service administered in Massachusetts by the Massachusetts Historical Commission. Properties listed in the National Register include districts, sites, structures, buildings, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation.

Through *Local Government Programs*, the Massachusetts Historical Commission provides assistance and advice to local commissions through publications, compiled resource material, regional workshops, listserve monitoring, DVDs, and answering daily inquiries.

The annual MHC *Survey and Planning Grant* program is utilized primarily by local commissions for historic property survey, national register nominations, design guidelines, and educational outreach materials. Depending on funding availability, these grants are sometimes limited to Certified Local Governments.

Administered by the Massachusetts Historical Commission, the *Massachusetts Preservation Projects Fund* supports the preservation of historic properties, landscapes and listed, or in certain circumstances, eligible for listing in the State Register of Historic Places. Properties must be in municipal or non-profit ownership and can include pre-development and development projects consisting of stabilization, protection, rehabilitation and restoration.

The MHC is authorized by state and federal law to review and comment on certain state and federally licensed, permitted, or funded projects to determine whether the proposed project will have an impact on historic or archaeological properties. Through *review and compliance*, if it is determined that the project poses a threat to a historic property within the project area, then project proponents and the MHC jointly explore alternatives to avoid, minimize, or mitigate any damaging effects.

The Federal and State Historic Rehabilitation Tax Credits are also administered through the Massachusetts Historical Commission. These tax credits are available to certified rehabilitation projects on income-producing properties.

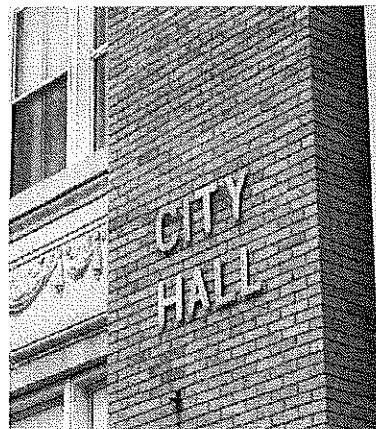
The State Archaeologist, whose permits ensure that important archaeological resources are properly conserved, oversees archaeological excavations on public lands or on lands in which the Commonwealth has an interest. The State Archaeologist also reviews development projects that affect archaeological properties and negotiates solutions to protect the sites.

Preservation Massachusetts, Incorporated

Preservation Massachusetts, Incorporated is the statewide non-profit advocacy organization for historic preservation. Preservation Massachusetts (PM) advocates for historic resources at the local level through such initiatives as the Endangered Historic Resources List and the Circuit Rider program. At the state level, PM advocates for policies, funding and tax incentives that help to preserve historic and cultural resources.

Municipal Governments

Local Historical Commissions and Historic District Commissions, part of municipal government, constitute the bulk of historic preservation efforts statewide. Together, local commissions are responsible for updating and expanding their historic property survey, nominations to the National Register for eligible properties, educating the public about historic resources, advocating for significant historic resources and establishing and/or administering local bylaws and ordinances that protect historic resources. Local Historic District Study Committees investigate the establishment of local historic districts.



Tribal Historic Preservation Officers

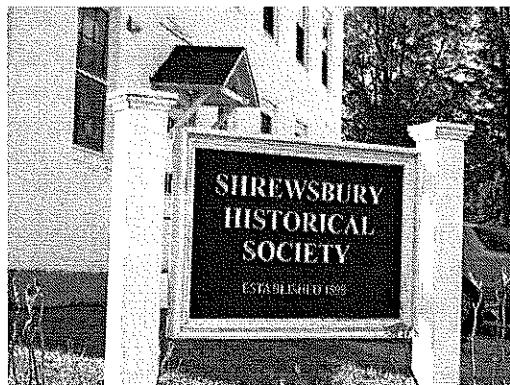
The Tribal Historic Preservation Officers are responsible for historic preservation on tribal property. This may include identifying significant properties, nominating properties to the National Register and consulting directly with federal agencies in a government-to-government relationship regarding potential project effects to sites of traditional and religious significance to the tribes.

Regional Planning Agencies

The regional planning agencies provide planning assistance in their region on economic development, community development, land use, transportation, mapping, housing, historic preservation as well as other areas. There are thirteen regional planning agencies in Massachusetts with two regional planning agencies having professional preservation staff.

Local and Regional Organizations

A wide variety of local and regional organizations exist in Massachusetts. Many of these organizations are advocacy organizations for their locality or region. Others are museum organizations focusing on a particular locale or period. There are also five National Heritage Areas. Together, these organizations offer expertise and insight on a diverse range of historic resources.



State Agencies

Besides the Massachusetts Historical Commission, there are many state agencies that play a role in historic preservation. Many state agencies are owners of historic properties including open spaces, buildings and archaeological sites. Other state agencies administer funds, develop policies and regulate projects that could impact historic resources.

Degree Programs

The degree programs include certificate, bachelor and post-graduate education in historic preservation. Each program provides a unique level of expertise for understanding, informing and preserving our significant historic resources.

Creating the Advising Organizations List

As the Massachusetts Historical Commission developed this state historic preservation plan, efforts were made to reach out to the great variety of organizations, governmental bodies and individuals involved in historic preservation.

The result was the list of over eighty Advising Organizations found on the next page. These organizations participated in the development of this state plan from its earliest stages through to the completion of a final version in the Fall of 2010.

State Historic Preservation Plan 2011-2015

Advisory Organizations

Local and Regional Organizations

John H. Chafee Blackstone River Valley National Heritage Corridor
Boston Preservation Alliance
Boston Society of Architects – Historic Resources Committee
The Bostonian Society
Cape Cod Modern House Trust
Dartmouth Heritage Preservation Trust
DOCOMOMO New England Chapter
Essex National Heritage Area
Freedom's Way Heritage Area
Friends of Modern Architecture/Lincoln
Historic Boston, Inc.
Historic Deerfield, Inc.
Historic New England
Historic Salem, Inc
Nantucket Preservation Trust
Newburyport Preservation Trust
New England Museum Association
Preservation Worcester
The Last Green Valley
Society for Industrial Archeology – Southern New England Chapter
Society of Architectural Historians – New England Chapter
Springfield Preservation Trust
Trustees of Reservations - Highland Communities Initiative
Upper Housatonic Valley National Heritage Area
Vernacular Architecture Forum-New England Chapter
Victorian Society-New England Chapter
Waterfront Historic Area League
Western Massachusetts Chapter - American Institute of Architects

Municipal Government

Local Historical Commissions
Local Historic District Commissions
Certified Local Governments
Local Historic District Study Committees

Community Preservation Committees
Regional Planning Agencies
Berkshire Regional Planning Commission
Cape Cod Commission
Central Massachusetts Regional Planning Commission
Franklin Regional Council of Governments
Martha's Vineyard Commission
Merrimack Valley Planning Commission
Metropolitan Area Planning Council
Montachusett Regional Planning Commission
Nantucket Planning and Economic Development District
Northern Middlesex Council of Governments
Old Colony Planning Council
Pioneer Valley Planning Commission
Southeastern Regional Planning and Economic Development District
State Agencies
Massachusetts Architectural Access Board
Massachusetts Board of Building Regulations and Standards
Massachusetts Coastal Zone Management
Massachusetts Department of Agricultural Resources
Department of Conservation and Recreation
Department of Housing and Community Development
Massachusetts Dept of Transportation – Cultural Resources
Massachusetts Dept of Transportation – Scenic Byways
Division of Capital Asset Management
MassDevelopment
MEPA Office – Ex Office of Energy and Environmental Affairs
Massachusetts Office of Travel and Tourism
Massachusetts Archives
Massachusetts Board of Underwater Archaeological Resources
Massachusetts Commission on Indian Affairs
Massachusetts Cultural Council
Massachusetts School Building Authority
State and National Organizations
Massachusetts Historical Society
Community Preservation Coalition
Environmental League of Massachusetts
Massachusetts Municipal Association
Massachusetts Archaeological Society
Massachusetts Association of Realtors
MA Association of Community Development Corporations
Massachusetts Economic Development Council
Massachusetts Federation of Building Officials

National Trust for Historic Preservation

Preservation Massachusetts

Trust for Public Land

The Trustees of Reservations

Tribal Historic Preservation Offices

Nipmuc Tribe - South Grafton

Stockbridge Munsee Band of Mohican Indians

Wampanoag Tribe of Gay Head (Aquinnah)

Mashpee Wampanoag Tribe

Degree Programs

Boston Architectural College

Boston University Preservation Studies

University of Massachusetts/Amherst – Public History

University of Massachusetts/Amherst - Design & Historic Preservation

University of Massachusetts/Boston – Public History



Downtown Manchester-by-the-Sea

Major Accomplishments

The preparation of this *2011-2015 State Historic Preservation Plan* offers a unique opportunity to acknowledge the many accomplishments of the past five years. The Massachusetts preservation community has had many great successes. While not a comprehensive list, this section of the plan takes a look back over the past five years to reflect on these achievements.

1. Identifying and Documenting Historic and Archaeological Resources

Additions to the Statewide Inventory

MHC's Inventory of Historic and Archaeological Assets of the Commonwealth continued to grow largely as a result of ongoing community efforts to update and expand documentation of historic properties and sites. Over 5000 inventory forms were added to the statewide historic properties inventory from 2006 to 2010. Many local historical commissions continued to update their surveys incrementally at a modest rate through their own documentation efforts or through contracted consultant services. Through much of the period, funding for surveys through MHC's Survey and Planning Grant program was limited to Certified Local Government (CLG) communities. With the limited availability of this traditional funding source for professional surveys, Community Preservation Act (CPA) funds became a key source of support for professional historic properties surveys in municipalities that have adopted the Act. Among towns who used CPA to fund surveys, at least seven, Carlisle, Dartmouth, Groton, Norwell, Northborough, Randolph and Salisbury undertook multi-year or multi-phase, comprehensive communitywide surveys. Statewide, at least a dozen communities undertook substantial, professionally-completed communitywide or neighborhood survey projects. Among the CLG communities that received Survey and Planning Grant support, Boston completed a multi-year survey of Beacon Hill, and initiated a multi-year survey update of the Central Business District, Lowell surveyed its Acre and Pawtucketville neighborhoods, Plymouth updated the survey of its local historic district, and Quincy updated the survey of Quincy Center. Interest in documenting mid-20th century resources grew, and the towns of Lincoln and Brookline undertook thematic surveys of their mid-20th century resources, the latter with Survey and Planning grant support, and Boston's CBD survey included a reevaluation of mid-century buildings as a key component of the project.

Electronic Submissions and Inventory File Scanning

MHC continued to update its survey program to develop standards for digital photography and the use of digital mapping resources, and to provide guidance on web-based research methods. It also developed standards for receiving and processing electronic version submissions to supplement hard-copy inventory forms. MHC also developed and tested a working prototype online inventory form mapping tool, as a first phase in the development of a web-based interface for completing inventory forms.

The addition of over 10,000 records to the MACRIS database over the period reflected both the growth in the inventory and the addition of new National Register designations. More significantly, MHC made major steps toward its long-held goal of making digital images of its paper inventory files and photographs accessible through the MACRIS interface. MHC staff developed and tested a work-flow strategy for digital scanning of its inventory files, and succeeded in obtaining the support of a Preserve America Grant from the National Park Service to support its digitization efforts. With this work ongoing, MHC developed and launched an updated MACRIS interface on its web site, allowing users to search, view, save, and print digital images of inventory forms as they are converted in the ongoing scanning project.

Historic Property Survey Planning

MHC continued its pilot project to assist select communities in western Massachusetts prepare historic property survey plans. In 2007, a historic property survey plan was completed for the Town of Heath. While directly useful to the town of Heath, the model has been distributed widely around the state for use by other communities. Additionally, this pilot project provided recommendations for the next phase of survey plans, the survey planning website. As an outgrowth of its western Massachusetts initiative, MHC developed a Reconnaissance Survey Planning Website to provide local historical commissions with an online interface for entering and uploading street addresses, digital photographs, historical information and notes. Building on the survey plan methodology developed by MHC Staff for the towns of Granby and Heath, the website offers local historical commissions a method of organizing and reviewing basic property by property survey information. After the website was developed, two interns assisted with community-wide digital photography in select communities. The website is available to any community with survey needs interested in planning a survey project.

Mid 20th Century Resources

In the town of Lincoln, Friends of Modern Architecture (FoMA) has funded a project to survey the town's significant collection of mid-20th century modernist residences and is working with the Lincoln Public Library to begin the process of providing archival material to the library. FoMA has also been in touch with the neighboring towns of Lexington and Concord, and with Historic New England (which has also initiated information gathering on modernist architecture throughout the region) to provide or share historical information. Elsewhere, the Cape Cod Modern House Trust was incorporated in 2007 to promote the documentation and preservation of significant examples of Modernist architecture on the Outer Cape. In the City of Boston, the Boston Preservation Alliance and the New England Chapter of DoCoMoMo have advocated for the re-examination of important local mid-century buildings, and the Boston Landmarks Commission undertook such a review as part of the first phase of its survey update of the city's Central Business District.

2. Evaluating and Registering Historic and Archaeological Resources

Listings During the Last Planning Cycle

The number of nominations completed and properties listed in the NR diminished since the publication of the last State Plan, but there were nevertheless a number of major achievements. More than 165 nominations were completed, documenting the significance of



Leverett Center National Register District listed in 2008.

more than 4,700 contributing resources. Ten communities saw their first National Register listings ever during the 2006-2010 period, and almost all were achieved with local funding. These included: districts in Brimfield, Boxborough, Heath, Holbrook, Leverett, and Plympton; individual properties in Rochester, Shutesbury, and Southwick; and a municipal park in West Bridgewater. Large districts in several communities contributed to the high volume of listed properties, including town center districts in Brimfield, Dedham, Leicester, Millville, Medway, Winthrop, secondary areas of development in Marshfield, Middleborough, Sandwich, Westborough, and Weymouth and sizable expansions of early listings in the centers of Sandwich and Shelburne Falls. In all, some 56 districts were listed during the period since the last State Plan. Most were initiated by local historical commissions and were funded with largely local resources. Community Preservation Act funds aided district nominations in two communities (Dedham and Marshfield) and individual nominations in several others (including Duxbury, Groton and Wellesley).

Middlesex Canal

One of the most significant accomplishments was the listing of the Middlesex Canal, a linear district of some 225 contributing resources in nine municipalities, primarily archaeological sites. The 2009 designation, the result of collaboration between the MHC, the Middlesex Canal Commission, and the Middlesex Canal Association, updated and expanded a very early nomination that had listed only a portion of the canal's 27-mile-long route; the revised nomination incorporated recent scholarship on the canal, one of the most significant engineering achievements of the early Republic.

National Register and Federal Investment Tax Credits

While many National Register nominations were primarily for honor and recognition, incentive programs prompted a sizable number of listings, another major accomplishment. National Register listings in support of federal investment historic rehabilitation tax credits comprised a significant portion of the nominations completed since the last plan—almost fifty professionally prepared nominations were listed as part of a certified rehabilitation project.

National Register and Massachusetts Preservation Projects Fund

Seventeen nominations for properties owned by municipalities or private nonprofits resulted in applications to the Massachusetts Preservation Projects Fund during the period.

Under-Recognized Property Types Listed

During the period since publication of the last plan, interest in listing previously under-recognized property types continued to grow. Three individual properties were added to the National Register through the Underground Railroad context. Other properties associated with African Americans in Massachusetts were added to the National Register, including one district, the Myrtle Baptist Church Historic District in Newton, that is comprised of the remnants of a largely African American neighborhood that was partially lost in the 1960s with the construction of the Massachusetts Turnpike. Other properties included: the Samuel Harrison House in Pittsfield, the home of Rev. Harrison, chaplain for the 54th "Glory" Brigade, former slave and eloquent spokesman for racial equality; and two churches, the Bethel African Methodist Episcopal Church in Plymouth and the Clinton African Methodist Episcopal Zion Church in Great Barrington. Long overlooked, historic properties associated with Native Americans were also of considerable interest during the period since the last state plan. The Vanderhoop Homestead, Aquinnah, and the Sachem Rock Farm, East Bridgewater, both listed in the National Register in 2006, hold associations with the Wampanoag Tribe, while several pending nominations are significant for their associations with the Nipmuc Tribe. The MHC has

collaborated with the State Department of Conservation and Recreation on a nomination, still pending at the time of the publication of the State Plan, for the Wachusett Mountain Historic District, a state-owned property with numerous areas of significance, including associations with the Nipmuc Nation. The nomination supports the significance of Wachusett Mountain as a Traditional Cultural Property. Another pending nomination, for the Hassanamisco Reservation in Grafton, also documents the significance of a property associated with the Nipmuc tribe.

20th Century Properties

Interest in mid 20th century resources grew considerably during this period. National Register staff at the MHC participated in an ongoing National Park Service project to develop a context for modernist residential buildings of the outer Cape Cod. The context will lead to the National Register designation of a number of architecturally significant modernist properties in the region, including several located within the Cape Cod National Seashore.

Survey and Planning Grants for National Register Nominations

The MHC's Survey & Planning grant program funded five communities' National Register nominations during the period. The New Bedford CLG significantly revised and updated an early nomination for the County Street Historic District, originally listed in 1976, to more fully address the area's economic, social, and ethnic history, and nominated an important city property, Hazelwood Park. The town of Bedford's CLG prepared nominations for two districts and a town-owned cemetery. More recently, the Oxford Center Historic District (NR listing pending) adds some 220 contributing resources to the National Register. And in Lexington, a context for mid-century modern residential buildings, to be accompanied by one National Register district nomination (NR pending), will lay the groundwork for additional nominations of eligible properties in a community that grew enormously during the decades following the Second World War.

Cumulative Listings

At the end of 2010, Massachusetts remained a national leader in the NR program, with more than 3,800 listings since the start of the program in 1966, including close to 1,700 National Register Historic Districts and approximately 77,000 contributing resources.

3. Protecting Historic & Archaeological Resources through State & Federal Regulations

State and Federal Reviews at the Massachusetts Historical Commission

MHC continued its extensive review of projects under state and federal law. The federal law most widely employed to help protect historic resources is Section 106 of the National Historic Preservation Act. Similar to Section 106 for federal projects, state funded, licensed, or permitted projects or projects undertaken by a state agency are reviewed by the Massachusetts Historical Commission through State Register review regulations. Under Section 106, MHC reviewed approximately 2,000 projects each year. Under State Register review, MHC reviewed approximately 10,000 state projects each year. Through additional programmatic agreements with other agencies, review commitments for some projects were minimized. Additionally, MHC has developed historic covenant language for disposition of historically significant state properties. MHC responded to issues of historic gravestone and permit applications for stone conservation.

The vast majority of projects reviewed by the MHC do not result in adverse effects to historic and archaeological properties. For instance, in 2009, the MHC reviewed 2,932 federal projects, only 56 or 2.3% of which had adverse effects on historic resources. Similarly, in 2009, MHC reviewed 9,087 state projects, 148 or 1.6% of which had adverse effects. Thus, roughly 98% of



African Meeting House, Boston

projects MHC reviewed have not impacted significant historic resources. In cases where there is no feasible alternative to avoid a significant site, MHC has overseen archaeological data recovery efforts, which has resulted in the preservation of archaeological data and proper curation of artifacts and records. Data recovery efforts also include disseminating information to the public. An excellent example is the African Meeting House on Beacon Hill with its report, lectures, exhibit and MHC Archaeology Month poster for 2006.

Preservation Restrictions under MGL Chapter 184

MHC continued to fulfill its statutory review and approval role for preservation restrictions held by qualified organizations and governmental bodies under M.G.L. Chapter 184, sections 31-33. Perpetual preservation restrictions remain an important and effective protective mechanism. The requirement of preservation restrictions as a condition of local Community Preservation grants, and the

continued interest in the available federal tax deduction for the donation of perpetual preservation restrictions on qualified properties have meant that the volume of restrictions coming to MHC for statutory approval has continued to grow significantly. Adding to this volume has been an increased use of preservation restrictions in planning contexts as a condition for the issuing of zoning variances, special permits, subdivision approvals or land transfers related to historic properties. MHC continues to administer preservation restrictions that it holds, responding to an average four to five requests per month for review and approval of proposed activities. Among local preservation organizations, the Nantucket Preservation Trust has developed an active preservation restriction program, to date covering fourteen properties, including eight with interior protections.

State Building Code

MHC continued providing technical assistance regarding partially preserved and totally preserved status relative to the Massachusetts Building Code Section 3409. These designations provide some exemptions from the state building code in order to meet the needs of historic preservation coupled with public safety.

4. Protecting Archaeological Sites

MHC reviews

In MHC review of projects, MHC has consulted with developers and project proponents to consider ways to avoid and protect significant sites. There have been many cases of project redesign to avoid impacting sites and to protect the sites from construction-related impacts. In addition, a number of sites have been placed under a preservation restriction for permanent protection such as at the Grafton State Hospital. The MHC has advocated for the acquisition of archaeological sites by towns or non-profit land trusts. Numerous sites and archaeologically sensitive areas have been purchased for conservation. In consultation with the Commission on Indian Affairs, Tribes, and Wampanoag Confederation on Repatriation, the Massachusetts Historical Commission upheld the State Unmarked Burial Law.

State Archaeologist Permits

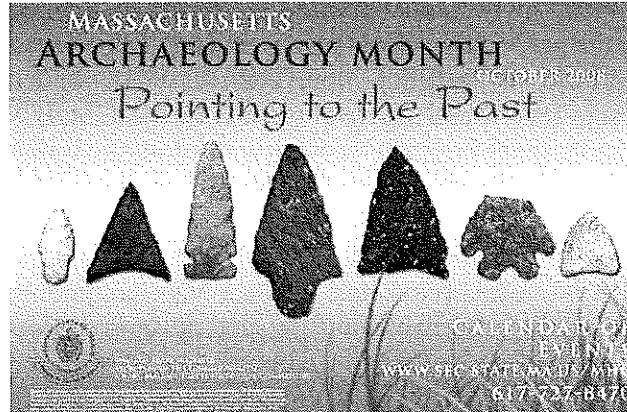
Approximately 100 state archaeologist permits were issued each year for archaeological investigations.

Bibliography of Archaeological Survey and Mitigation Reports

MHC updated the bibliography of archaeological survey and mitigation reports. This is available for distribution on a CD and by paper copy.

Archaeology Month

In cooperation with many local organizations hosting events, MHC publicized statewide archaeology month events through an event calendar brochure and the distribution of an archaeology month poster. In 2008 alone, there were 69 events in 35 communities.



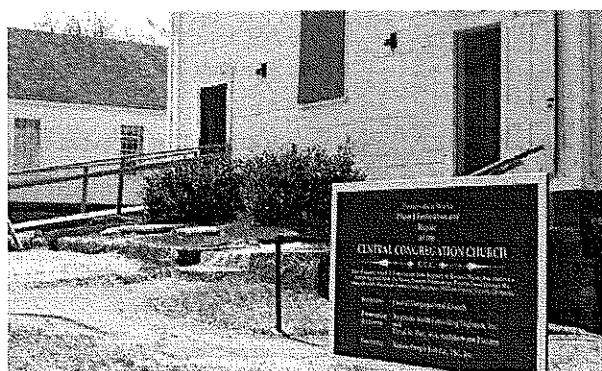
5. Protecting Historic Resources through Financial Support

Federal Investment Tax Credits and State Historic Rehabilitation Tax Credit

Massachusetts continues to rank in the upper third of states in terms of number of dollars spent on rehabilitation projects under the Federal Investment Tax Credit program. The State Historic Rehabilitation Tax credit, although capped at \$50 million, has resulted in a significant increase in federal investment tax credit applications. Staff at MHC presented the tax credit program at the Traditional Building Conference and at Department of Housing and Community Development Conferences. Set to expire in 2011, the state historic rehabilitation tax credit was recently extended until 2017. The State Historic Rehabilitation Tax Credit program has grown in popularity, especially during the past few years of economic downturn. In the calendar year 2009 alone, 76 projects were awarded historic tax credits. Of those, 54 projects created a total of 701 residential rental units, 46% of which were affordable housing. There is considerable partnering with the state's low-income housing tax credit and new market tax credits. Over 5,000 temporary and 9,000 permanent jobs were created in 2009. For every dollar awarded in state historic tax credits, private investment has been leveraged at ten times that amount.

Massachusetts Preservation Projects Fund

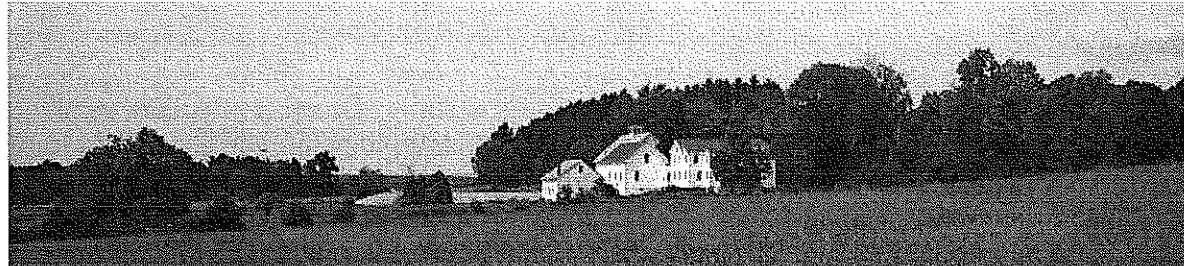
The Massachusetts Preservation Projects Fund (MPPF) is a 50 % matching grant reimbursement program established in 1984 for the preservation of historic properties, landscapes, and sites (cultural resources) that are listed in the State Register of Historic Places which are either under municipal or nonprofit ownership. Since the reinstatement of the MPPF program in August 1994, sixteen grant rounds have been administered and nearly \$42 million has been awarded in the form of 657 grant actions. Grants for pre-development, development, acquisition, and emergency work have been awarded to 503 historic resources in 190 communities



within the Commonwealth. This represents an estimated total investment (with matching funds) of roughly \$84 million. During the most recent 5-year period, \$5.65 million has been awarded in the form of 142 grant actions. The majority of grantees request funding assistance for the stabilization, repair, and restoration of the exterior building envelope typically involving roofing repair/replacement, foundation rebuilding, masonry repointing, carpentry repairs, window restoration, drainage systems repair/replacement, and painting. As a condition of funding, property owners must execute and record an interior and exterior MHC Preservation Restriction on the property's deeded parcel of land. This ensures that the resource will retain its historic character and integrity—long after the MHC-funded project is complete—through a formal design review and approval process by MHC staff. The MPPF is a highly recognizable and popular grant program frequently resulting in dramatic, visible improvements to historically and architecturally significant resources throughout the Commonwealth.

Community Preservation Act

Since its passage in 2000, 147 communities have adopted the Community Preservation Act. The CPA is a local option state law that helps communities preserve their open spaces and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA allows



Historic agricultural landscape in Groton protected through community preservation act funds.

communities to create a local Community Preservation Fund with money raised through a surcharge of up to 3% on local property taxes. The state provides guaranteed annual CPA matching funds based on these local surcharge collections, providing a significant incentive to communities to pass the Act. These combined funds are then available for use by adopting municipalities on community projects in open space protection, historic preservation, and the creation of affordable housing and outdoor recreation. Within these 147 communities, historic preservation is by far the most popular category of possible uses of CPA - over \$200 million in CPA funds have been appropriated for use on more than 2,083 Historic Preservation projects. CPA funds have been used to provide accessibility to historic buildings, protect historic landscapes, restore farmhouses, churches, and town halls as well as preserve historic documents. In some communities, historic preservation and affordable housing have been combined into one project. In other places, historic preservation and open space preservation have resulted in preservation of a farmhouse with the accompanying agricultural open space.



MHC Survey and Planning Grants

The MHC Survey and Planning grant program has very successfully provided CLGs and local commissions with matching grants for historic property survey, national register nominations, preservation plans, and public education projects. Over the past five years, MHC allocated \$651,540 to this program. With the local matches, the figure grows to \$1,094,800 in funding for historic preservation projects. During FY 2007, the survey and planning grant program was open to all municipalities not just certified local governments. During this year, 19 projects received funding.

National Trust for Historic Preservation Grants

Since 2005, the National Trust for Historic Preservation (NTHP) has awarded \$1,485,096 in grants to 74 non-profit organizations, academic institutions, and public agencies in the state of Massachusetts. Grantees are located in 47 municipalities within the state. Funds were used to support a variety of planning, educational, and construction projects. In 2009, the Partners in Preservation Program, sponsored by American Express in cooperation with NTHP, provided \$1 million in preservation funding and greatly raised the profile of preservation needs statewide.

Preserve America Grants

This federal program provides grant funding for projects that focus on economic and educational opportunities related to heritage tourism. Examples of funded projects in Massachusetts included promotional and marketing strategies for Gloucester and Lowell.

Save America's Treasures Grants

Administered by the National Park Service, the Save America's Treasures grant program provides funding for nationally significant structures and sites. This matching grant program has funded projects including the Colonel James Barrett House in Concord, the United First Parish Church in Quincy, the Frederick Ayer Mansion in Boston, and Old Ship Meetinghouse in Hingham.

Regional Grant Programs

John H. Chafee Blackstone River Valley National Heritage Corridor Commission—Heritage Partnership Grant Program and the Essex National Heritage Area - Essex Heritage Partnership Grant Program offered grants to member communities for historic preservation purposes.

6. Protecting Historic Resources through Assisting Local Governments

Historic Preservation E-mail List

Administered by the Massachusetts Historical Commission, masshistpres is a statewide listserv with over seven hundred subscribers across the state. It remains a very active list made up of local preservation commission members, preservation professionals, architects, consultants, archaeologists, planners, and many others. The opportunity to learn, discuss, and offer advice in a statewide digital format made up of volunteers and professionals provides a rich environment for networking and information sharing.

New Outreach Material for Local Preservation Commissions

Over the past five years, the Massachusetts Historical Commission completed two DVDs for local commission members. *Local Historical Commissions in Massachusetts* is a 50 minute DVD covering all the basics of historic preservation planning. *Local Historic Districts in Massachusetts* is a 1 ½ hour DVD covering how local historic districts protect historic resources, the history of local historic districts, how to establish local historic districts, design review in local historic districts, and proper administration of local historic districts. In 2008, MHC started the Local Preservation Update E-Newsletter, a brief newsletter for local commissions covering grant opportunities, upcoming workshops, new national register listings, websites to visit, and

other pertinent information for local commission members. Distribution of the electronic newsletter has grown to approximately 2000 people. Preservation through Bylaws and Ordinances – Tools and Techniques Used in Massachusetts was thoroughly revised with many new case studies from around the state.

Local Commission Training Workshops

Over 70 MHC On the Road workshops were offered to local historical commissions, historic district commissions, local historic district study committees, and the general public during this planning cycle. The MHC On the Road Program includes modules on Introduction to Historic Preservation Planning, Demolition Delay Bylaws, Establishing Local Historic Districts, and the Certified Local Government Program. A workshop on the Secretary of the Interior Standards, prepared by MHC staff, was also delivered at several conferences. The Historic District/Historical Commission Committee of Preservation Massachusetts also developed and delivered modules on Preparing MHC Inventory Forms and The National Register of Historic Places.

Circuit Rider Program

The Preservation Massachusetts Circuit Rider Program, in partnership with the National Trust for Historic Preservation, has funded three part-time circuit riders that have provided assistance to local commissions, property owners, and concerned citizens regarding historic preservation in their community. Services have included advocacy letters, grants, and access to information on a wide range of topics. The three circuit riders are regionally focused with one circuit rider for western/central Massachusetts, the greater Boston region, and Southeastern Massachusetts/Cape Cod/Islands.

Department of Conservation and Recreation Heritage Landscape Inventory

During this planning cycle, the Department of Conservation and Recreation continued its successful partnership with cities and towns in preparing heritage landscape inventory reconnaissance reports. These reports identified valued heritage landscapes, discussed issues with their preservation, and provided recommendations for their protection. During this planning cycle, the program worked with 63 communities to identify 3,941 heritage landscapes in the Freedoms Way, Blackstone/Quinebaug-Shetucket, Upper Quaboag/North Quabbin and Connecticut River Valley areas.

Regional Planning Agency Preservation Planners

The Cape Cod Commission and the Pioneer Valley Planning Commission have staff preservation planners that assist local governments. At the Pioneer Valley Planning Commission, preservation planning staff has completed inventory forms, national register nominations, local historic district planning, tax credit application assistance, and public education projects such as tours and booklets. In addition, PVPC reviewed housing rehabilitation projects under Section 106 of the National Historic Preservation Act.

Local Archaeological Review

As requested, MHC was able to provide technical assistance to local governments on how to develop archaeological reviews in local regulatory programs.

7. Protecting Historic Resources through Local Government Actions

Local Regulations

Historic preservation bylaws and ordinances at the local level increased during the past five years. There are now 127 municipalities with a demolition delay bylaw or ordinance, an increase from 108 five years ago. While most delay periods remain at 6 months, there are now twenty-

eight with a 12 month delay and five with an 18 month delay. Local historic districts continue to increase more modestly with most additions in communities with existing local historic districts. The city of Holyoke established their first local historic district on Fairfield Avenue. Several communities established architectural preservation districts including North Andover and Wellesley.

Public Education and Advocacy

Many local historical commissions recognized that public education and advocacy are essential components of their local preservation efforts. Even in communities without local regulatory tools, local historical commissions found success in preserving threatened resources by speaking out and mobilizing residents.

Reactivated Local Historical Commissions

Several communities with inactive local historical commissions were reactivated during this period such as Alford, Athol, Leyden, Richmond, and West Stockbridge. Most notable is Athol which applied for and received a survey and planning grant for survey work in their downtown.

New Certified Local Governments

As the survey and planning grant program was largely limited to certified local governments, interest in the program grew. Many communities inquired about the process of becoming a certified local government. The town of Lexington submitted the application material and became a Certified Local Government in 2009.



Threatened with demolition, the significance of the Fowler-Clark House, Boston was recognized during the demolition delay period.

8. Protecting the Rural Historic Landscape

Agricultural Lands

Between 2002 and 2007, the number of farms and farm revenue increased dramatically in Massachusetts, up over twenty seven percent. Amazingly, there was no net loss of farmland



Agricultural land located in the town of Gill

during this time period. With special assistance programs such as the Farm Viability program, the Department of Agricultural Resources directly assisted many farmers while at the same time protecting farmland for the future. In 2009, the Agricultural Preservation Program recorded its 750th restriction. Over the past 30 years, more than 63,000 acres of farmland have been protected.

Barns Program

The Preservation Massachusetts

Preserve Mass Barns Program held three successful regional conferences for owners of historic barns. In addition, information and resources for barn owners was placed on the Preservation Massachusetts website.

Agricultural Commissions

From its introduction ten years ago, there are now over 100 cities and towns with an agricultural commission. Through representing the agriculture community, agricultural commissions have provided an advocacy voice for farmers, helped resolve conflicts, offered new markets for products, put forward right-to-farm bylaws, and held educational workshops. All of these efforts help to protect farmland and preserve rural landscape.

Massachusetts Land Trust Coalition

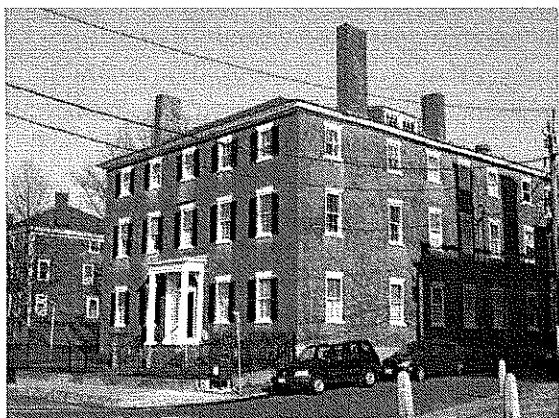
The Trustees of Reservations opened their 100th property, Cormier Woods, in 2008. Located in Uxbridge, Cormier Woods is a 175-acre rural farmstead dating back to the early eighteenth century.

Scenic Byways Projects

Scenic byway projects during this planning cycle included 6 corridor management plans and 3 land protection projects.

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

MHC represented the historic preservation perspective on the advisory committee for a significant, ongoing statewide disaster planning project to develop an Emergency Management Framework for Cultural Resources – Coordinated Statewide Emergency Preparedness (COSTEP), a significant pilot project led by the Northeast Document Conservation Center, the Massachusetts Board of Library Commissioners, and the Massachusetts Archives. The pilot has successfully raised the profile of cultural resources and their special needs in disaster planning among the emergency management community, and has also brought greater understanding of the emergency response framework to the cultural resources community. Participants in the COSTEP project have included state and federal level emergency managers, and representatives of the museum, library, archives, and records management communities.



Salem, Massachusetts

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Federal and State Tax Credits

The federal and state tax credits provided financial incentives to rehabilitate sites throughout Massachusetts particularly in urban and industrial areas. A study in 2009 by Preservation Massachusetts concluded that the credits had a catalyzing impact on many communities across the Commonwealth.

11. Encouraging Historic Preservation through Heritage Tourism

Visitors to Massachusetts

Massachusetts remains a very popular destination for heritage tourists due to its history, significant historic sites, interpretation and access. According to the Massachusetts Cultural Council, historic/cultural tourism generated nearly \$2 billion in 2006. Tourism is the third largest industry in Massachusetts supporting 120,000 jobs. Findings by MCC conclude that tax dollars in Massachusetts when invested in historic/cultural travel have a more than 5:1 return on investment. Cultural tourism includes arts, heritage, recreational, and natural resources. It is the

fastest growing sector of the travel industry. Cultural tourists spend considerably more per day than other tourists and stay one half day longer at each destination.

Preserve America Communities

There are now twenty Preserve America Communities in Massachusetts. These are Blackstone, Douglas, Falmouth, Gloucester, Grafton, Holyoke, Hopedale, Leicester, Lowell, Mendon, Millbury, Millville, Northbridge, Plymouth, Salem, Springfield, Sutton, Upton, Uxbridge, Worcester. Preserve America designations provide recognition for local efforts in the appreciation and protection of historic resources and offer new avenues for enhancing heritage tourism.

Distinctive Destinations

The National Trust for Historic Preservation has now recognized five communities in Massachusetts as distinctive destinations. These are Chatham, Lowell, Northampton, Provincetown, and Salem. This program recognizes both the preservation efforts of the community and the memorable experiences for the visitor.

Heritage Areas and Corridors

The Blackstone River Valley, Quinebaug/Shetucket, Housatonic, Essex, and the newest heritage area, Freedoms Way all marketed interesting events that highlighted the resources in their region.

Historic Places for Historic Parties

The Massachusetts Historical Commission began revising the popular handbook, Historic Places for Historic Parties. This booklet lists the many venues around the state for hosting an event.

Scenic Byways

Administered by the Massachusetts Department of Transportation, the number of scenic byways around the state increased to fifteen with Battle Road: The Road to Revolutions Scenic Byway and Route 116 Scenic Byway established during this planning cycle. All fifteen scenic byways offer marketing opportunities that encourage heritage tourism with their interesting places to visit. Specific heritage tourism projects included the western MA byways promotional campaign and the interpretive signage and wayfinding on Jacob's Ladder Trail.



A window removed for rehabilitation in Somerville.

12. Strengthening the Stewardship of Historic and Archaeological Resources

Local and State Funding Programs

As mentioned previously, the Massachusetts Preservation Project Fund, the Community Preservation Act, and the tax credit programs have greatly assisted in the rehabilitation of significant historic resources throughout the state.

Historic Curatorship Program

The Historic Curatorship Program at the Department of Conservation and Recreation (DCR) has generated over \$10 million in private investment at sixteen properties. Through this program, DCR partners with curators who agree to rehabilitate, manage, and maintain historic properties within the state park system in exchange for long-term leases.

Public and Private Property Owners

Often unrecognized are the many public and privately owned historic resources where stewardship is ongoing and where annual funding is allocated for proper maintenance. Whether it is a municipality diligently maintaining their town hall year after year, a homeowner reglazing a wood window, or one of the thousands of historic property owners statewide with a plan in

place to care for their own resource, each one constitutes a stewardship success worth noting here.

13. Protecting Historic Resources through Education and Public Awareness

Statewide Preservation Coalition

Organized by Preservation Massachusetts, the preservation coalition is made up of state, regional, and local partners. It continues to serve the preservation community by providing a strong collective voice when needed.

Homeowner Education

The membership based Historic Homeowner Program at Historic New England provides homeowners with individualized assistance through the expertise of HNE professional staff on paint colors, maintenance, design, and construction. The Springfield Preservation Trust offers a list of contractors on their website.

Contractor Education

The Nantucket Preservation Trust Apprenticeship Program provides funds and educational programs geared to contractors, builders, preservationists, and students to learn traditional building methods.

Most Endangered Program of Preservation

Massachusetts

Over the past five years, this annual program has provided a venue to recognize significant historic resources threatened by demolition, development, neglect or policies. As was the case with the threatened Ames Shovel Shop in Easton listed in 2008, the accompanying publicity was a contributing factor in saving this property from demolition.

Plaques and Marker Programs

Over 60 communities have a historical plaque program with many communities such as



The Whitin Mill complex in Northbridge was the recipient of an MHC Preservation Award.

preservation. In addition, many local commissions or non-profit organizations also have preservation award programs. Together, the awards and events provide excellent opportunities for education through the local media.



The Ames Shovel Shop in Easton

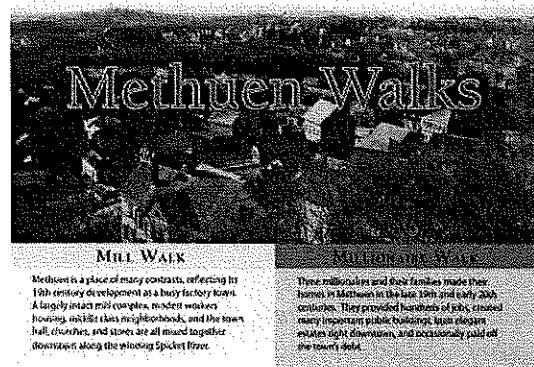
Lowell, Salem, and Nantucket actively using plaque programs to recognize historic preservation activities, increase owner appreciation and educate visitors.

Preservation Awards

Organizations such as the Massachusetts Historical Commission, Preservation Massachusetts, Boston Preservation Alliance, the New England Chapter of the Victorian Society all have developed annual Preservation Award programs to recognize projects and people that have contributed to historic

Walking and Driving Tours

Many local commissions, societies, and groups organize walking tours to highlight interesting architecture, neighborhoods or sites. Tour topics offered in the city of Boston included immigration, industry, archaeology, burial grounds, and many more. Technology is providing new methods of offering on demand tours through hand held devices. The city of Lowell has offered a very successful annual program, Doors Open Lowell, which provides access to many buildings and sites not typically open to the public.



DCR Terra Firma Bulletins

The Department of Conservation and Recreation (DCR) prepared a series of six educational bulletins on preservation topics such as historic roads, farms and town commons.

Modern Architecture

In order to raise awareness of modern architecture, organizations such as the Friends of Modern Architecture/Lincoln, DOCOMOMO-New England Chapter, the National Trust for Historic Preservation, and the Cape Cod Modern House Trust have organized lectures, tours, forums, and symposia. FOMA/Lincoln offered a panel discussions regarding the repair and upkeep of Modern houses allowing opportunities for participation by attendees and the sharing of information.

Historic Property Survey Forms on the Massachusetts Historical Commission Website

Historic Property Information on the MHC website improved greatly with the introduction of the first set of scanned inventory forms uploaded to the website. This project began with a scanning plan and a pilot project to test methodology and technical standards. With support from a two year Preserve America grant, scanning of MHC inventory forms began in 2009. In early 2010, the first set of inventory forms with photographs were available on the MHC website.

Scanning National Register Nominations

The Massachusetts Historical Commission developed protocols for scanning National Register nominations for posting on the website. The nominations from 1999 to the present have been scanned and new nominations are scanned as they are completed. Posting these National Register nominations on the website has been completed.

Massachusetts Historical Commission Publications

Numerous MHC publications were distributed during this planning cycle such as the annual State Register of Historic Places, Preservation Planning Manual, Preservation through Bylaws and Ordinances, Establishing Local Historic Districts, A Guidebook for Historic District Commissions, and Archaeology Month calendars.

Press Releases

The Massachusetts Historical Commission issued press releases following each quarterly State Review Board vote on national register listings. Additionally, MHC issued press releases for annual Preservation Award winners and Archaeology Month.

Statewide Consultants Directory

The consultants directory found on Preservation Massachusetts website has provided an excellent source for local commissions, municipalities, and citizens to find professional expertise on a variety of preservation related topics.

14. Sustainably Rehabilitating Historic Properties

Greening the Older Home Workshops

During 2009, Historic New England, the Massachusetts Historical Commission, and the National Trust for Historic Preservation-Northeast Office began offering a workshop on Greening the Historic Home. Overall themes in the workshop included windows, insulation, and renewable energy. The workshops were well attended and presented in Salem, Newburyport, Medford, and Harwich.

Preservation and Sustainability Forum

During 2010, The Boston Preservation Alliance convened a focus group to investigate new methods of collaboration between the historic preservation and green building community on research methods, marketing, and education.



15. Including diverse cultural and ethnic communities in historic preservation.

Neighborhood Preservation Partnership

An exciting initiative over the past two years has been undertaken by the Boston Preservation Alliance and Historic Boston Incorporated. Working in the neighborhoods of Boston, efforts have included supporting historic property owners with technical assistance, offering a forum to discuss what the neighborhood needs regarding historic and cultural resources and fostering connections between the neighborhoods and city government. This has been accomplished through two circuit riders dedicated to providing preservation assistance.

The Challenges Ahead

While the past five years has brought many accomplishments, challenges remain in the preservation of the historical and cultural resources of Massachusetts. Utilizing the same categories from the Major Accomplishments section, this section focuses on where those challenges remain.

1. Identifying and Documenting Historic and Archaeological Resources

Survey Activity

While survey activity during the 2006-2010 period increased over that reported in the last 5-year plan, survey activity is still much reduced from the 1990s. This appears largely the result of state-level budget constraints that greatly limited the amount and availability of MHC Survey and Planning grants during much of this time, though this was partially offset by the increased availability of Community Preservation funds to support survey projects.

Communities with Outstanding Survey Needs

There remain 128 communities identified by Massachusetts Historical Commission as having specific outstanding survey needs.

Many Community-wide Surveys Are Not Up-to-date

There are many communities that have not revisited their surveys in 25 or 30 years. The documentation on the existing forms may be inadequate for current standards and coverage may be insufficient. The development of a communitywide survey plan would be a particularly important first step for communities with little or no survey. Plans are needed that target priority properties for survey, identify significant historic themes, and establish a phased approach to completing the identified goals. Plans and surveys need to address the full range of local resources by type, period, theme, and location.

Local Historical Commissions

It is essential that local historical commissions develop plans for an active and ongoing program to initiate, maintain, update, and expand their communitywide inventory of historic and archaeological resources using MHC guidelines and inventory forms in accordance with NPS standards for the identification and evaluation of cultural resources. As the local organization responsible for historic preservation planning, the inventory should be the local historical commission's highest priority.

Funding Survey Projects

The major impediment to increasing the level of survey statewide is the lack of funding. While many communities that have passed the community preservation act, have hired a professional consultant directly or used CPA funds for a matching survey and planning grant, numerous towns have struggled to find the funding for professional survey assistance. Over the past few years, MHC grants have been typically limited to CLGs leaving non-CLG communities with no grant opportunities. During the upcoming planning cycle, it is hoped that the survey and planning grant program can be opened to non-CLGs.

Technical Assistance, Training and Support

In particular for those local historical commissions interested in preparing a survey plan or completing survey forms themselves, there is a great need for additional technical assistance and

training. In cooperation with the Massachusetts Historical Commission, Preservation Massachusetts prepared a powerpoint presentation on preparing inventory forms. Plans to continue offering this useful workshop statewide are needed. At the Massachusetts Historical Commission, a new and updated Historic Property Survey Manual is needed that reflects changes in survey methods and technologies, including digital photography, GIS mapping, and internet-based research.

Professional Survey Contractors

With the majority of inventory forms submitted by professional historic preservation consultants, it is essential that training and support is offered that sustains an active community of professional survey contractors that can maintain high standards of field documentation and research.

Public and Non-Profit Owned Resources

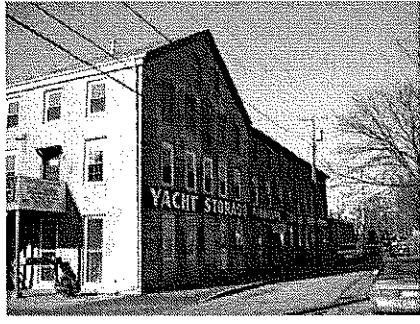
Municipal, state and federal agencies, non-profit land holding organizations, including regional and local conservation land trusts own many historic and archaeological resources. In many cases, these properties do not have adequate survey. New methods of encouraging survey of public and non-profit owned resources are greatly needed.

Thematic Surveys

Under-represented in the historic resource inventories statewide are certain thematic resource types including historic industry-related resources, agricultural resources and rural historic landscapes, transportation and service infrastructure, commercial properties, designed landscapes, resources with ethnic associations, properties associated with African-American history, properties associates with Native Americans, and mid-20th century resources. While several municipalities have initiated reconnaissance-level surveys of ancient and historic archaeological resources in their communities, most statewide lack this level of information. While particularly useful, challenges to completing thematic survey include multiple jurisdictions as one thematic survey may include numerous municipalities.

2. Evaluating and Registering Historic and Archaeological Resources

Every year, MHC evaluates some 110-120 properties for their National Register eligibility. And every year, MHC's NR staff reviews, processes, and moves toward completion on average about 35 nominations, while double that number comprise a backlog of nominations awaiting review, editing, additional research, and/or final processing. Funding at both the local and state levels is a factor in the considerable backlog. At the local level, commissions do not have the funds necessary to hire a professional preservation consultant to prepare the nomination, meaning more time must be spent at the state level to produce a final nomination that meets the NPS's standards. At MHC, staff and funding constraints both limit the number of nominations that can be reviewed annually and brought to the State Review Board.



Nevertheless, interest in the National Register program continues to grow, since the program is central to preservation planning activities statewide and the access point for limited protection and grants opportunities for historic and cultural resources. While the volume of National Register nominations continues at a high level, a remarkable number of cities and towns in Massachusetts have yet to see listings of any of their historic resources in the

Maritime resources in Fairhaven

National Register. Among the two dozen communities still without any NR listings since the last plan, several have expressed interest in designation of one or more of their town's historic resources, even if those nominations have yet to be developed. These include the towns of Bellingham, Carver, Chilmark, Oakham, Otis, and Wales. The MHC remains committed, where possible, to facilitating nominations in such communities.

Older Nominations

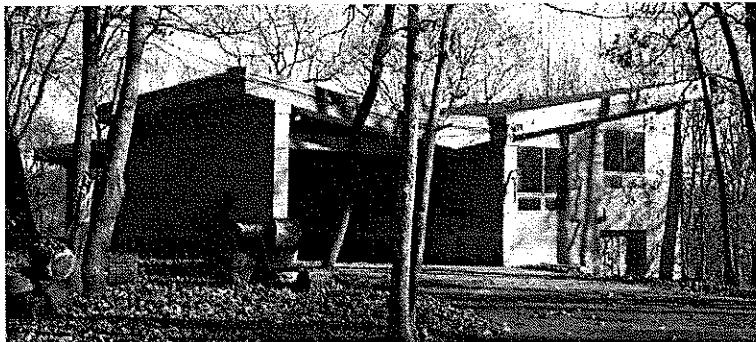
With National Register listings as far back as 1966, Massachusetts has many early nominations. While national and state standards for registration have changed, nominations from the mid 1980s and earlier need improved documentation to meet current preservation planning needs and updated information to reflect current conditions. In addition, extending the period of significance for early nominations is needed which will recognize many more contributing resources.

Additional Education is Needed

There remains a need for additional training for local historical commissions and the general public on the benefits and the process of listing properties in the National Register of Historic Places. Designation in the National Register provides recognition, increases awareness of historic and cultural resources, provides limited protection, and access to grant and funding opportunities. Therefore, it is essential to provide access to the National Register listing process through venues such as the Preservation Massachusetts training module.

Modernism

The resources of the mid 20th century, including suburban neighborhoods, commercial, institutional, and civic structures, individual residences, and mid 20th century landscapes are among the region's least appreciated and most threatened historic resources. Expressions of



An example of modernist residential housing located in Lincoln

modernism are found in Massachusetts as early as the 1920s, and examples continued into the 1970s. Interest is growing across the state in recognizing these now-fragile resources. Context studies are presently in development for mid-century modern residences of the Outer Cape, and for individual houses and subdivisions in the town of Lexington. It is expected

that over the next five years, a number of National Register nominations for modern residential properties in these and other communities will be submitted. Other property types associated with rapid postwar development—for example, schools, commercial buildings, defense-related resources, transportation-related resources—also would be well served in terms of the National Register program by increased context development to allow for more informed evaluations and the protective and recognition opportunities that can come with National Register eligibility. One very common property type will present a particular challenge in upcoming years—the 20th century apartment building. In urban areas such as Boston and Springfield, thousands of apartment buildings were erected in the early 20th century. With incentive opportunities for historic rehabilitation, more examples of this property type are being presented for evaluation and registration. Without context development, evaluation is challenging. The MHC expects to

collaborate with consultants and communities in development of context that will help understand the significance and registration requirements of this common property type.

New or Little Recognized Property Types

There is additional need to evaluate properties associated with Native American tribes, African-American, Portuguese, and other ethnic groups for whom few historic and cultural resources are presently designated.

3. Protecting Historic & Archaeological Resources through State & Federal Regulations

Review and Compliance at the Massachusetts Historical Commission

The review and compliance program is difficult to predict since it depends on many factors including the economy, finances, real estate market conditions, state/federal/local budgets, investments as well as others. For instance, the federal economic recovery and stimulus programs resulted in a 25% increase in MHC project reviews in 2009-2010. MHC responded quickly to recovery project reviews, in order to assist with the stimulus programs. However, there was no supplemental funding for hiring additional staff. In fact, the state budget decline has further exacerbated MHC's limited staffing problem. Even with these challenges, MHC continues to use federal and state reviews as effectively as possible to result in preservation and protection of historic resources.

Monitoring Existing Preservation Restrictions

MHC now holds over 600 preservation restrictions on grant-assisted properties. Updating owner information, communicating with owners, and monitoring the restrictions on-site all require staff committed to these tasks. This remains very challenging with limited staff availability at MHC.

Establishing Additional Preservation Restrictions

The demand for preservation restriction technical assistance remains very high as CPA related preservation restrictions are implemented, as property owners seek to take federal tax deductions and as organizations expand their easement holding activities. In addition, the resources proposed for protection with a preservation restriction is highly varied. As each preservation restriction must be reviewed individually based on the significant features of the resource, processing the high volume of preservation restriction submittals remains challenging.

4. Protecting Archaeological Sites

Lack of Archaeological Survey

Only a very small percentage of the state has been subjected to an archaeological survey. As a result, perhaps only 3-5% of the number of archaeological sites expected to exist are recorded in MHC's inventory. Given the lack of systematic archaeological survey across the state, identification surveys are a priority planning activity.

Archaeological Awareness

The general public has a lack of awareness when it comes to archaeological resources. Below ground resources may even be overlooked by those in the preservation community. Additional public education is



Fort Phoenix, Fairhaven

needed on the archaeology of Massachusetts.

Regulations Protecting Archaeological Sites

While MHC may reviews impacts to significant archaeological sites in Massachusetts through review and compliance activities, most archaeological sites are on privately owned land. When development does not meet a review and compliance threshold such as federal or state funding, permitting or licensing, MHC review may be non-existent. Additional planning, education, and local review are needed to better protect significant archaeological sites.

5. Protecting Historic Resources through Financial Support

Massachusetts Preservation Projects Fund

Aside from the challenge of maintaining funding for this program, current challenges for the MPPF program include developing a revised preservation restriction agreement which will require a standard of baseline documentation in the form of existing conditions, photographs, and other record documents. Similarly, the nearly 600 MPPF preservation restrictions, currently held by the MHC, require the development of a more active covenant monitoring program. Presently, MHC Grants Division staff is in the midst of notifying all owners of properties with MPPF preservation restrictions to remind them of their obligations and responsibilities and to update the MHC with current contact information as well as anticipated project plans.

Community Preservation Act

While the participation in the community preservation act continues to grow, challenges remain for increasing statewide revenue and increasing local participation from economically-challenged communities. During the economic downturn, real estate filings dropped considerably resulting in far less revenue into the community preservation trust fund. From a 100% match several years ago, the average statewide match dropped to 31% in 2010. Meanwhile, although 147 communities have passed CPA, passage by large, urban communities as well as less affluent communities has lagged. Stimulating broader participation in CPA remains critical to extending the preservation benefits of the Act to communities statewide.

Survey and Planning Grants

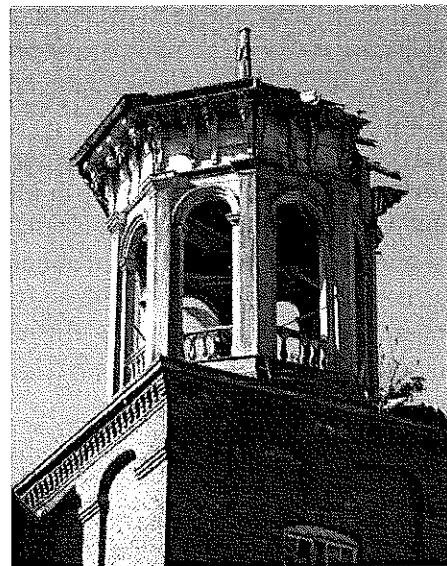
Due to budgetary constraints, the Survey and Planning grant program operated at a minimal level during the 2006-2010 period. Except for FY 2007, only Certified Local Governments were eligible to apply. As a result, many worthwhile local projects could not be funded.

State and Federal Tax Credits

The state historic preservation tax credit was recently extended until 2017. Maintaining this tax credit is essential as the loss of this tax credit would be devastating. Meanwhile, efforts to remove the \$50 million annual cap have been unsuccessful.

20th Century Buildings

Funding challenges will also be present as recent past buildings from the 20th Century age. Transitional masonry buildings consisting of structural steel frame, masonry walls, cast stone, and terra cotta are facing major deterioration and will require substantial investments in the coming years.



Financial challenges face many historic properties such as this mill building in the village of Gilbertville.

6. Protecting Historic Resources through Assisting Local Governments

Technical Assistance to Local Historical Commissions

While technical assistance to local governments is available through many different avenues such as MHC guidebooks, handouts, DVDs, phone/e-mail responses, and on-site workshops, the need for assistance remains greater than what is currently offered through commission training. Too often, the bar remains high for volunteer commission members to accomplish essential tasks such as survey, national register nominations, establishing local historic districts or mobilizing an effort to save a threatened historic resource.

Circuit Rider Program

Although the circuit rider program is providing expertise and information to many local communities, this program was funded for only a three-year period. Additional funding will be needed to sustain this assistance program.

Heritage Landscape Inventory Program

The Heritage Landscape Inventory Program, administered through the Department of Conservation and Recreation is on hold due to state budget cuts. This successful partnership program between local communities and a state agency was a great loss with its abrupt termination. Without it, many communities will be unable to identify important landscape resources

7. Protecting Historic Resources through Local Government Actions

Local Historical Commissions

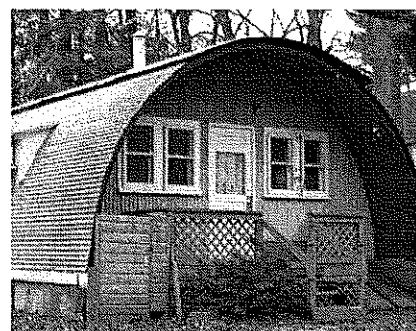
Historic preservation efforts statewide remain largely at the local level through historical commissions and historic district commissions. Very few commissions have staff assistance and so rely almost exclusively on the volunteer efforts of commission members themselves. Local commissions face many challenges as they remain on the frontline of preservation efforts. Among their challenges are recruiting new members, assuring adequate municipal funding, and finding time to accomplish their goals. Many of the all-volunteer, local commissions are overburdened and unable to establish a strong, effective, and long-lasting presence in their community. Even though there are nearly 3000 members that make up the commissions, they are not well represented.

Inactive Local Historical Commissions

While almost every municipality in Massachusetts has adopted a local historical commission, it is estimated that 15 % of commissions statewide are not currently active. In these communities, there may be no one that can advocate for a threatened resource, recognize the need for preservation planning, or understand that preservation options and strategies are available.

Demolition Delay Bylaws

An impressive number of communities established a demolition delay bylaw over the past five years. Yet, there remain 224 cities and towns without this basic level of regulatory protection. Additionally, most demolition delay bylaws remain at only six months. This is often an inadequate period of time to seek alternatives to demolition.



This unique WWII veterans housing was demolished in 2010 despite the advocacy efforts to preserve it.

Additional demolition delay bylaws are needed and with lengthier delay periods of twelve to eighteen months.

Local Historic Districts

While 120 cities and towns now have a local historic district, that leaves 231 without the protection of a local historic district. Furthermore, only a very small geographic area of the state is actually protected by a local historic district. Most of the historic areas of Massachusetts remain unprotected. Establishing additional local historic districts and enlarging existing local historic districts is essential. While local historic districts remain the most effective preservation tool available, passage of additional local historic districts remains very challenging. It is estimated that only 10% of appointed local historic district study committees successfully pass a local historic district through their local legislative body.

Local Historic District Commissions

With the vast majority of the local historic district commissions consisting solely of volunteers without municipal staff support, district commissions struggle with design review, administration, public education, and enforcement.

Volunteers Needed

Although not the case in all communities, local historical commissions and historic district commissions are often facing difficulties in finding qualified, energetic volunteers to serve on their commissions. As our culture increases its mobility, fewer people have a connection and commitment to their hometown.

Other Regulatory Tools

While tools such as Architectural Preservation Districts remain an excellent option for cities and towns interested in protecting neighborhood character without the more stringent design review regulations of a local historic district, few communities have opted to establish architectural preservation districts.

8. Protecting the Rural Historic Landscape

Development Trends

A report issued in 2009 by the Massachusetts Audubon Society found that 22 acres of land is developed each day in Massachusetts with some areas particularly threatened by sprawl development. While the report found good news that between 1999-2005 Massachusetts protected more land than it lost to development, the threat to the rural historic landscape is clear. As the report notes, agricultural land is highly threatened as we continue to build farther from metropolitan areas. 87% of the development was for residential construction accounting for a loss of 10,000 acres of agricultural land between 1999 and 2005. Without its agricultural landscapes, Massachusetts loses a key piece of its character.

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

Although Coordinated Statewide Emergency Preparedness (COSTEP) has made excellent progress in integrating cultural resources into emergency management, they recognize that the majority of cultural heritage institutions do not have an emergency plan with staff trained to carry it out. With several recent floods in Massachusetts impacting historic museum collections, the need for quick action through an emergency plan was acutely noted.

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Urban and Industrial Areas

The majority of residents of Massachusetts live in urban areas. In many ways, the future of



Multi-family housing in the City of Worcester

historic preservation in Massachusetts rests with the urban areas of the state. Large cities, medium sized cities, and the small industrial villages scattered throughout the state have the abundance of irreplaceable historic resources. As manufacturing practices adjust to modern requirements, many of these places face challenges in funding large-scale rehabilitation projects and maintaining vibrant neighborhoods. While urban revitalization success stories abound, decades of job losses and disinvestment are the common theme. The result is that many Massachusetts residents choose new housing constructed on former agricultural fields or woodlands while opportunities for infill housing and rehabilitation are unmet. A report by

MassInc and the Brookings Institution released in 2007 focused on 11 historic mill cities and found many concerns regarding their economic status compared to other areas of the state.

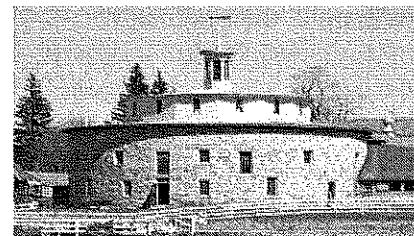
11. Encouraging Historic Preservation through Heritage Tourism

Drawing Additional Heritage Visitors to Massachusetts

There are numerous challenges regarding heritage tourism particularly during the economic downturn. The state budget crisis has greatly impacted the funding available to draw visitors to Massachusetts. In many cases, state funding for visitor centers has been eliminated. All of the Visitor Centers on the Massachusetts Turnpike have been closed. Publication of the Getaway Guide magazine has ceased. Additionally, grants that encourage visitation to area attractions have declined or been eliminated. At the same time, discretionary income has declined bringing fewer travels. Museums have noted that visitation by school groups has dropped off. All this could have long-lasting implications as the next generation will have less interest in historic preservation and heritage tourism sites face increased competition from other recreational venues.

Economic Impact Study

The economic impact study from 2002 clearly demonstrated the enormous impact of heritage tourism on the economy of Massachusetts. This study is now almost ten years old and more recent statistics are needed to encourage policies that protect historic resources.



Shaker Village, Hancock

12. Strengthening the Stewardship of Historic and Archaeological Resources

State Government Property

While the Massachusetts Historical Commission does not own any property in the state, many state agencies do. These include the Department of Conservation and Recreation, Massachusetts Department of Transportation, and the university system. State owned historic properties include archaeological sites, buildings, bridges, landscapes, and structures. For properties in the DCR system, one of the major issues remains deferred maintenance and the lack of funding to properly maintain buildings and structures. At the MA DOT, challenges include the many historic bridges in need of rehabilitation or upgrade. An additional concern of note is the need to make

certain that significant state surplused property is only sold with an appropriate preservation restriction.

Local Government Property



*High Service Water Tower,
Lawrence*

Many of the same concerns noted for state property are also true for property owned by municipal government such as deferred maintenance, lack of funding, and disposition of surplus property.

State Government Policies

While most state policies and regulations consider their impacts to significant historic resources, some state policies remain that do not adequately take into account historic resources, community character, and neighborhood revitalization. Of particular concern to many communities during this planning cycle was the Massachusetts School Building Authority's Model School Program which encouraged demolition and new construction over additions and rehabilitation.

Historic Homeowners

Although historic homeowners own the vast majority of the historic resources statewide, there are few resources to assist them with the stewardship of their property. There are currently no statewide tax credits, loans or grants available to assist private residential historic homeowners. Even more troublesome is the fact that finding qualified contractors sensitive and knowledgeable regarding best practices may be hard to find or entirely unavailable in their geographic area. As a result, homeowners may be left with few preservation options regarding maintenance of their property. Aside from efforts at Historic New England, there is essentially no training in Massachusetts directed to historic homeowners. This is a huge constituency that is not being reached. Additional training for homeowners including topics such as lead paint abatement, window repair, energy efficiency, water infiltration, moisture, architectural details and local history would be highly beneficial.

13. Protecting Historic Resources through Education and Public Awareness

Statewide Preservation Coalition

The Statewide Preservation Coalition, made up of preservation partners around the state, was particularly effective at advocating for the Massachusetts Historic Preservation Tax Credit. This broad coalition of local, regional and state preservation partners could achieve additional successes.

Utilizing the News Media

While the news media will often publish or broadcast stories related to historic preservation, the news media is not effectively utilized by the historic preservation community. Particularly at the local level, commissions need training and expertise that can help them develop relationships with news media, prepare press releases, and respond to inquiries on historic preservation topics. While MHC prepares press releases for preservation award winners and national register nominations, there are many additional topics that would appeal to news media outlets and their consumers. The fiftieth



anniversary of the Massachusetts Historical Commission in 2013 offers unique opportunities for publicizing statewide historic preservation efforts.

Additional Training Needed

There is a great need for additional historic preservation training. Besides local commissions, other groups that would benefit from targeted training include realtors, contractors, and developers.

Plaque Programs, Walking Brochures, and Other Local Education Efforts

Challenges related to funding are even impacting such local efforts as plaque programs and walking tour brochures. During this economic downtown, the Bostonian Society was forced to temporarily suspend any additional historical plaques.

Municipal Websites

Over the past five years, most municipalities now have an official city or town website. However, a review of municipal websites demonstrated that many do not include a webpage for the local historical commission or the historic district commission even when other boards and commissions are listed. A local commission webpage is a valuable tool for education, outreach, and strengthening historic preservation efforts and needs to be a local commission priority.

Massachusetts Historical Commission Website

Improvements to the Massachusetts Historical Commission website are needed including a more user-friendly format for the citizens of Massachusetts. The website as currently constructed assumes a level of historic preservation knowledge most visitors are unlikely to have. While great progress has been made in accessing digitally converted text and photo files of historic property inventory files through the MHC website, this remains a multi-year project to complete the state.

Statewide Historic Preservation Conferences

Although annual statewide historic preservation conferences were held from 1999 to 2005, MHC has been unable to maintain this event due to staffing issues. Yet, there is a great need for bringing the volunteer and professional statewide preservation community together for training, networking, and inertia. The continued success of other annual conferences for the land trust community, planning boards, and conservation commissions demonstrates that an annual historic preservation conference for the state would be a great benefit.

Massachusetts Historical Commission Newsletter

Staffing changes at MHC have presented numerous challenges to publishing a timely hardcopy newsletter. It has now been several years since the Preservation Advocate, MHC's newsletter has been published. While the e-newsletter has helped fill this gap, there remains a need for a more in-depth bi-annual SHPO newsletter.

Basic Historic Preservation Inquiries

Despite educational and outreach efforts, continued confusion over the National Register of Historic Places and Local Historic Districts remains.

14. Sustainably Rehabilitating Historic Properties

Historic Buildings are Green Buildings

Historic buildings remain under great threat with the recent focus on green energy-efficient buildings. Yet, new construction built in a completely car dependent outer suburban area will likely be considered a green building. Yet, the historic building located in an urban setting is seen as an energy waster. With the advertising and misinformation about how best to accomplish energy-efficiency, the general public has an imbalanced perspective regarding

historic buildings. This is particularly true for window replacements, deep energy retrofits and where insulation is appropriate. Historic buildings are most often inherently green through their embodied energy, walkable locations, quality construction, and natural materials. By upgrading mechanical systems, sealing air infiltration and insulating appropriate areas, historic buildings can outperform many new buildings. Yet, this message is not getting through effectively by the preservation community even though energy auditors are stating similar conclusions. While the rating system for sustainable buildings, LEED, is now recognizing the inherent sustainability of historic buildings compared to new construction but there is a long way to go towards making the point system an even playing field.

Window Replacements

The replacement of historic windows remains a great concern as old growth wood windows, fully capable of rehabilitation and weather sealing, are removed and discarded. With the financial incentives and extensive marketing, property owners will continue to purchase replacement windows even when other strategies have a much better cost benefit analysis for saving energy and money. The preservation community needs a vocal, proactive, and broader message regarding the benefits of retaining original windows.

Deep Energy Retrofits

Other concerns include deep energy retrofits. Better documentation and monitoring of the impacts of deep energy retrofits are needed. Some deep energy retrofits are clearly not preservation friendly and do not meet the Secretary of the Interior Standards. Other energy retrofit techniques may be acceptable. However, further research is needed into what short and

long-term damage may result as well as simple cost/benefit analysis.

Alternative Energy Systems

Guidelines are also needed regarding alternative energy systems such as accommodating solar panels on historic buildings. The historic preservation community needs to recognize that new installations, while visible, can still meet the Secretary of the Interior Standards.

Collaboration with the Energy Community

Too often, historic preservation is pitted against green energy. Yet, recent discussions suggest that there are

many common goals and much that can be learned from each other. The historic preservation community must reach out to the green energy community to clarify common ground and then how best to market this message out to the public and policy makers collaboratively.

15. Including diverse cultural and ethnic communities in historic preservation.

Native American

With a past stretching back 10,000 years in Massachusetts, Native Americans have a distant past and a recent past that offers perspectives for all residents of Massachusetts to learn and appreciate. Yet, additional efforts are needed that can help to identify, document, and educate regarding the Native American historic and archaeological resources present statewide.

Demographics

Massachusetts remains an immigrant state. In fact, if not for the additional immigrant populations entering and residing in Massachusetts, the state would be losing population. In the

last federal census, the percentage of foreign-born persons residing in the state was 12.2%. This offers both opportunities and challenges for historic preservation efforts. As the history of the state is directly tied to immigrant populations arriving here, historic preservation can be brought right into the present. However, while there are some exceptions, the historic preservation community is in general not reaching out to new arrivals. Additional materials and methods are needed that engage specific audiences.

Statewide Goals and Objectives

After reviewing the major accomplishments over the past five years, considering the current challenges we face, this section looks ahead to the next five years for what needs to be done, who is best suited to accomplish it, and a benchmark for how to reflect on the status of historic preservation five years from now.

These Statewide Goals and Objectives can only be accomplished through the commitment of many local, regional, and statewide organizations involved in historic preservation. Partnerships are essential. So, too, is the recognition that each organization has unique strengths that will collectively bring us closer to reaching these goals. For the first time, this State Historic Preservation Plan identifies the organization(s) responsible or best-suited to accomplish each objective.

It should be noted that some of the Massachusetts Historical Commission objectives found here represent core responsibilities of the Massachusetts Historical Commission. These are included here because the Statewide Goals and Objectives are referred to regularly and, most importantly, form the basis of our Annual Work Programs. Each task included in our Annual Work Program must refer back to the Goals and Objectives of this State Historic Preservation Plan.

Organization Key

- BPA – Boston Preservation Alliance
- BSA - Boston Society of Architects
- CCMHT – Cape Cod Modern House Trust
- CLG - Certified Local Government
- COSTEP – Coordinated Statewide Emergency Preparedness
- CPC – Community Preservation Coalition
- CPC-Community Preservation Committee
- DHCD – Department of Housing and Community Development
- DOCOMOMO – Documentation and Conservation of the Modern Movement
- DAR – Department of Agricultural Resources
- DCR – Department of Conservation and Recreation
- FEMA – Federal Emergency Management Agency
- FOMA – Friends of Modern Architecture
- HBI – Historic Boston Incorporated
- HNE – Historic New England
- LCPC – Local Community Preservation Committee
- LHC – Local Historical Commissions
- LHDC – Local Historic District Commissions
- LT – Land Trusts
- MAAB – Massachusetts Architectural Access Board
- MACDC – Massachusetts Association of Community Development Corporations
- MADOT – Massachusetts Department of Transportation
- MCIA – Massachusetts Commission on Indian Affairs
- MEMA – Massachusetts Emergency Management Agency

MHC – Massachusetts Historical Commission
 NPO – Non Profit Organization
 NTHP – National Trust for Historic Preservation
 PM – Preservation Massachusetts
 RPA – Regional Planning Agencies
 THPO – Tribal Historic Preservation Office
 TPL – Trust for Public Land
 TTOR – Trustees of Reservations

1. Identifying and Documenting Historic and Archaeological Resources

Goal: Support ongoing historic and archaeological resource identification and documentation and its integration into local, regional, and statewide preservation planning.		
Objectives:		Organization
1	Initiate, maintain, update, and expand a community-wide inventories of historic and archaeological resources using MHC guidelines and inventory forms in accordance with NPS standards for the identification and evaluation of cultural resources.	<i>LHC</i> <i>MHC</i>
2	In communities with little or no survey, prepare a community-wide survey plan that targets priority properties for survey, identifies significant historic themes, and establishes a phased approach to completing the identified goals.	<i>LHC</i> <i>MHC</i>
3	Seek local and state funding for professional assistance in preparing survey forms such as local fundraising, municipal funds, community preservation act funds, and survey and planning grants.	<i>LHC</i>
4	Provide technical assistance to cities and towns engaged in initiating, updating, expanding, or maintaining their inventories of historic and archaeological resources.	<i>MHC</i>
5	Deliver the introductory survey training module to local historical commissions on a regularly scheduled basis throughout the state.	<i>MHC</i> <i>PM</i>
6	Complete an update of the Historic Property Survey Manual that reflects changes in survey methods and technologies, including digital photography, GIS mapping, and internet-based research.	<i>MHC</i>
7	Undertake surveys of historic and archaeological resources owned by municipal, state, federal, and non-profit land holding organizations, including regional and local conservation land trusts.	<i>MHC, LHC, NPO</i> <i>State and Federal Agencies</i>
8	Continue to support the use and further refinement of dendrochronology dating as a tool in historic architectural research and building analysis.	<i>MHC</i>
9	Support and sustain an active community of professional survey	<i>MHC</i>

	contractors to undertake projects and maintain high standards of field documentation and research.	
10	Undertake plans and surveys that address the full range of local resources by type, period, theme, and location.	<i>LHC</i> <i>MHC</i>
11	Undertake thematic surveys associated with historic industry-related resources, agricultural resources and rural historic landscapes, transportation and service infrastructure, commercial properties, designed landscapes, resources with ethnic associations, properties associated with African-American history, properties associates with historic Native American historic, and mid-20 th century resources in general.	<i>MHC</i> <i>HNE</i> <i>FOMA</i> <i>THPO</i> <i>MCIA</i> <i>DOCOMOMO</i> <i>CCMHT</i>

2. Evaluating and Registering Historic and Archaeological Resources

Goal: Support ongoing historic and archaeological resource evaluation and registration into local, regional, and statewide preservation planning.

Objectives:		Organization
1	Evaluate historic property significance through the National Register of Historic Places criteria.	<i>MHC</i> <i>CLG</i>
2	List National Register eligible properties in the National Register of Historic Places.	<i>MHC</i> <i>CLG</i>
3	Assist local commissions in understanding the requirements for national register eligibility opinions.	<i>MHC</i>
4	Assist local commissions in listing eligible properties in the National Register.	<i>MHC</i>
5	Improve documentation for pre-1986 National Register nominations.	<i>MHC</i>
6	Encourage National Register nominations that develop contexts for 20 th -century resources.	<i>MHC</i>
7	Encourage National Register nominations that develop contexts for resources associated with the state's ethnic history including Native Americans, African Americans, and other groups.	<i>MHC</i>
8	Improve the capacity of the Massachusetts Historical Commission to edit and forward National Register nominations to the National Park Service promptly.	<i>MHC</i>
9	Inform the public about the benefits of the National Register program.	<i>MHC, PM, LHC, NTHP</i>
10	Prepare nominations through volunteer efforts or with professional assistance.	<i>LHC</i>
11	Seek funding sources for professional assistance in preparing national register nominations.	<i>LHC</i>

3. Protecting Historic & Archaeological Resources through State & Federal Regulations

Goal: Improve the effectiveness of federal and state regulations protecting significant historic and archaeological resources.

Objectives:		Organization
1	Review projects with state and/or federal involvement for their impact on historic and archaeological resources.	<i>MHC</i>
2	Investigate additional methods for increasing public information regarding procedures for state and federal reviews.	<i>MHC</i>
3	Develop and revise programmatic agreements with federal and state agencies that will reduce staff commitments while still providing adequate review to protect historic resources.	<i>MHC State Agencies Federal Agencies</i>
4	Increase the capacity of the Massachusetts Historical Commission to review, comment, and approve preservation restrictions.	<i>MHC</i>
5	Encourage the use of incentive programs such as the donation of preservation restrictions or conservation easements for significant properties.	<i>MHC</i>
6	Monitor properties on which MHC holds a preservation restriction.	<i>MHC</i>
7	Develop a manual and guidelines for submitting preservation restrictions to the MHC.	<i>MHC</i>
8	Develop creative and sensitive accessibility solutions for historic properties.	<i>MHC MAAB</i>
9	Provide technical assistance regarding the state building code as it relates to historic properties.	<i>MHC</i>

4. Protecting Archaeological Sites

Goal: Strengthen initiatives for the protection of significant archaeological resources.

Objectives:		Organization
1	Provide public information regarding the importance of saving archaeological sites.	<i>MHC</i>
2	Adopt archaeological review bylaws for the protection of significant archaeological sites.	<i>Municipalities</i>
3	Identify significant sites and initiate outreach to property owners as a first step towards developing long-term preservation plans for site protection.	<i>MHC</i>
4	Encourage land conservation tools that can also preserve significant archaeological sites.	<i>MHC</i>
5	Computerize the MHC archaeological data files through databases and GIS mapping.	<i>MHC</i>
6	Initiate thematic historical archaeological surveys to locate and identify sites associated with women, children, African Americans, and other groups for which documentation is unrepresentative or inaccurate, and for periods and site types that are well-suited to historical archaeological study.	<i>MHC</i>
7	Coordinate with the Massachusetts Historical Commission on known and potential archaeological sites.	<i>LHC</i>

8	Prepare comprehensive, community-wide archaeological surveys with qualified consultants and in partnership with the MHC.	<i>LHC</i>
9	Collaborate on identifying and protecting significant Native American sites.	<i>THPO, MCIA, MHC, LHC</i>
10	Develop archaeological national register nominations where archaeological potential is high.	<i>MHC</i>

5. Protecting Historic Resources through Financial Support

Goal: Provide adequate levels of funding and incentives to support historic preservation activities across the state.

Objectives:		Organization
1	Administer, support, and publicize the preservation of significant historic properties under non-profit and municipal ownership through the Massachusetts Preservation Projects Fund (MPPF).	<i>MHC</i>
2	Administer, support, and publicize the Survey and Planning Grant program for Certified Local Governments and, when funding is available, for Non-Certified Local Governments.	<i>MHC</i>
3	Utilize federal transportation enhancements to fund eligible historic preservation projects.	<i>RPA MADOT</i>
4	Administer, support, and publicize the federal investment tax credit and the state historic rehabilitation tax credit programs.	<i>MHC</i>
5	Seek the expansion of the state historic tax program through significantly increasing or removing the annual cap.	<i>PM</i>
6	Assist cities and towns in adopting the Community Preservation Act.	<i>CPC</i>
7	Revise the Community Preservation Act to provide increased financial incentives to urban areas.	<i>CPC</i>

6. Protecting Historic Resources through Assisting Local Governments

Goal: Assist local governments, particularly historical commissions, historic district commissions, and community preservation committees in protecting their significant historic resources through technical expertise and effectiveness.

Objectives:		Organization
1	Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.	<i>MHC</i>
2	Provide technical assistance to cities and towns interested in establishing a local historic district, demolition delay bylaw, architectural preservation district, and other local protection mechanisms.	<i>MHC</i>
3	Provide regional workshops to local commissions on preservation planning, local historic districts, demolition delay, and other topics as needed.	<i>MHC</i>
4	Facilitate peer information exchange among local commissions.	<i>MHC</i>
5	Administer, support, and publicize the Certified Local Government Program.	<i>MHC</i>

6	Amend the State Historic Districts Act (M.G.L. Ch. 40C) to make its structure more useable and to clarify key technical and procedural areas.	<i>MHC PM LHDC</i>
7	Educate local historical commissions, historic district commissions, and community preservation committees about the effectiveness of preservation restrictions.	<i>MHC</i>
8	Establish a statewide association of local historical and historic district commissions.	<i>LHC LHDC</i>

7. Protecting Historic Resources through Local Government Actions

Goal: Establish outreach, policies and regulations at the local level recognizing that the strength of historic preservation is at the local level.

Objectives:	Lead Organization
1 Protect significant properties through the passage of local historic districts, demolition delay, architectural preservation districts, and other preservation local bylaws and ordinances.	<i>LHC LHDC</i>
2 Administer the demolition delay bylaw to best protect significant historic resources.	<i>LHC</i>
3 Administer regulatory design review within local historic districts to best protect significant historic resources and areas.	<i>LHDC</i>
4 Attend training workshops offered by the Massachusetts Historical Commission, Preservation Massachusetts, and other organizations.	<i>LHC LHDC</i>
5 Revise zoning bylaws and ordinances that will encourage concentrating development, discourage sprawl, and revitalize commercial centers.	<i>LHC</i>
6 Integrate historic preservation concerns into the planning and development process.	<i>LHC</i>
7 Undertake public information programs such as walking tours, neighborhood brochures, preservation awards, websites or DVDs to heighten public awareness of historic resources.	<i>LHC</i>
8 Adopt the Community Preservation Act in order to fund historic preservation projects.	<i>LHC</i>
9 Fund historic preservation projects through the Community Preservation Act.	<i>CPC</i>
10 Apply for status as a Certified Local Government through the Massachusetts Historical Commission when the minimum requirements to become a CLG are met.	<i>LHDC</i>
11 Apply for funding through the Survey and Planning Grant program for survey, national register nominations, planning projects, and public education projects.	<i>LHC LHDC</i>

8. Protecting the Rural Historic Landscape

Goal: Strengthen efforts for the preservation of Massachusetts's rural historic landscapes.

Objectives:	Lead Organization
1 Acquire landscapes that have significant historic resources or associations.	<i>Land Trusts TTOR, TPL, CPC</i>

2	Acquire agricultural preservation restrictions on significant historic farmland.	<i>DAR CPC</i>
3	Partner with the land trust community to preserve open space, rural landscapes, and historic structures.	<i>MHC, CPC Land Trusts</i>
4	Advocate for the preservation of rural historic landscapes.	<i>MHC, PM, DCR, DAR, CPC</i>
5	Restart the Heritage Landscape Inventory Program.	<i>DCR</i>

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

Goal: Heighten the state's ability to address the effects of natural processes on historic and archaeological resources and its preparedness for responding to natural and other disasters impacting Massachusetts's historic and archaeological resources.

Objectives:		Lead Organization
1	Educate organizations regarding the need for disaster planning.	<i>FEMA, MEMA COSTEP</i>
2	Participate in the Massachusetts COSTEP Advisory Group to foster a statewide disaster preparedness planning process for cultural resources including historic properties and sites that addresses disaster mitigation, preparedness, response and recovery.	<i>FEMA, MEMA MHC, COSTEP</i>
3	Support training to raise the awareness of the emergency management community of the needs of historic properties and sites in disaster situations, and to raise the awareness of stewards of historic properties and sites of the disaster response framework and concerns of the emergency management community.	<i>FEMA, MEMA COSTEP</i>
4	Encourage organizations that have stewardship of historic properties and sites to develop formal, written disaster plans and to file copies of their plans with their municipal emergency management director.	<i>FEMA, MEMA COSTEP</i>
5	Encourage and support ongoing dialog between organizations that have stewardship of historic properties and sites and their local, municipal emergency management director to develop protocols for procedures and communication in the event of a local disaster.	<i>FEMA, MEMA COSTEP</i>
6	Encourage local historical commissions to take a lead role in strengthening relationships between historic property and site stewards, municipal authorities and emergency managers.	<i>FEMA, MEMA COSTEP</i>

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Goal: Incorporate specific historic preservation objectives in community revitalization and economic development efforts.

Objectives:		Lead Organization
1	Provide federal and state historic tax credits that rehabilitate urban and industrial areas.	<i>MHC</i>
2	Coordinate revitalization policies, tax credits, grants, and community development plans so that projects can have the largest impact throughout the community.	<i>MHC MACDC DHCD</i>
3	Provide economic development strategies that discourage greenfield development and encourage the rehabilitation of historic industrial	<i>DHCD</i>

	properties.	
4	Increase the use of CDBG fund for historic preservation purposes.	<i>DHCD, LHC</i>
5	Provide resources that help to clean up brownfield sites.	<i>DEP CPC</i>
6	Demonstrate that investing in small and large cities offers the best method of encouraging sustainable development.	<i>DHCD, MHC</i>
7	Revise local zoning to encourage adaptive re-use in urban neighborhoods or underutilized buildings.	<i>LHC</i>
8	Provide technical assistance on downtown revitalization and economic development.	<i>DHCD</i>

11. Encouraging Historic Preservation through Heritage Tourism

Goal: Increase heritage tourism to Massachusetts and recognize it as an integral component of the travel and tourism industry and the state's economy.

Objectives:		Lead Organization
1	Market statewide historic and cultural resources to both residents and out of state visitors.	<i>MOTT</i>
2	Organize the many small historic and cultural institutions into larger heritage tourism efforts.	<i>MOTT</i>
3	Demonstrate the need for additional infrastructure that will support heritage tourism.	<i>MOTT</i>

12. Strengthening the Public Stewardship of Historic and Archaeological Resources

Goal: Increase the care provided to historic and archaeological resources by property owners and interested parties.

Objectives:		Lead Organization
1	Educate state agencies, municipalities, and non-profit organizations as to their historic preservation responsibilities.	<i>MHC</i>
2	Minimize the impediments to historic preservation within existing state policies and regulations.	<i>All State Agencies</i>
3	Seek local, state, and other funding sources that can adequately maintain municipally owned property.	<i>LHC</i>
4	Provide training to homeowners regarding best preservation practices.	<i>MHC, HNE, LHC PM</i>
5	Partner with statewide, regional, and local organizations on historic preservation initiatives.	<i>Various</i>

13. Protecting Historic Resources through Education and Public Awareness

Goal: Heighten public awareness, understanding, and appreciation of the state's historic and archaeological resources and their methods of preservation.

Objectives:		Lead Organization
1	Develop public information regarding the identification, evaluation, and protection of historic properties.	<i>MHC</i>
2	Organize Preservation Award programs to highlight significant accomplishments, achievements, and best practices	<i>MHC, PM, LHC, other local and Regional organizations</i>

3	Provide public and private schools with material on local history so that it can be incorporated into the curriculum.	<i>LHC</i>
4	Promote Archaeology Month to educate the public about the importance of preserving archaeological resources in the state.	<i>MHC</i>
5	Develop public information efforts such as walking tours, newspaper articles, neighborhood architectural brochures, preservation awards or cable access programming to heighten public awareness of historic preservation activity in their communities.	<i>LHC</i>
6	Collaborate with building owners and managers on the best practices for rehabilitation of 20 th Century buildings.	<i>BSA BPA</i>
7	Improve the website of the Massachusetts Historical Commission by making it more user-friendly to the general public and by increasing the content of information available.	<i>MHC</i>
8	Continue development of the Massachusetts Cultural Resources Information System (MACRIS) including ongoing data entry and to expand its GIS capabilities with a public interface.	<i>MHC</i>
9	Continue efforts to scan and make the digitally converted text and photo files of its historic properties inventory fully accessible through its MACRIS web interface	<i>MHC</i>
10	Reinstate the annual statewide historic preservation conference.	<i>MHC, PM</i>
11	Provide municipal departments, staff, boards, and the general public with secure access to the local inventory.	<i>LHC</i>
12	Organize activities focused on the fiftieth anniversary of the Massachusetts Historical Commission.	<i>MHC</i>

14. Sustainably Rehabilitating Historic Properties

Goal : Educate the Public that Historic Properties are inherently sustainable.

Objectives:		Lead Organization
1	Present workshops around the state regarding the sustainability of historic properties.	<i>MHC HNE NTHP</i>
2	Collaborate with energy saving organizations on determining best practices that are sustainable, eco-friendly, and preserve significant resources.	<i>BPA, MHC, NTHP HNE</i>
3	Investigate research methods that will gather data on the cost benefit analysis and reversibility of energy retrofits.	<i>HNE, BPA</i>
4	Collaborate on energy and building code issues as they relate to significant historic resources.	<i>MHC</i>
5	Encourage sustainable development that includes revitalizing urban neighborhoods and the construction of infill development.	<i>MHC DHCD MACDC</i>

15. Including diverse cultural and ethnic communities in historic preservation.

Goal: Provide opportunities for diverse cultural and ethnic communities to participate in and contribute to historic preservation activities.

Objectives:		Lead Organization
1	Connect with diverse communities to learn how historic preservation	<i>BPA</i>

	could improve quality of life, community and economic opportunities.	<i>HBI</i>
2	Provide opportunities for historic preservation that can reflect a broader range of cultures, traditions, and ethnicity.	<i>HBI, MACDC</i>

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Erwin, Nicole

From: marie elena saccoccio <saccocciom@yahoo.com>
Sent: Tuesday, June 20, 2023 9:38 AM
To: City Clerk; City Council; City Manager; Sullivan, Charles M.; Bruce Irving
Subject: Fw: Submission in Opposition to Amendment to Chapter 2.78, entitled "Historical Buildings and Landmarks"
Attachments: Document 163.docx; Bagalay v Avon Hill Neighborhood Conservation District Commission 2004 MBAR 532 Mass Super 2004 (1) (2).pdf; Hancock Village I LLC v Town of Brookline (1) (2).pdf; massachusetts_state_historic_preservation_plan_021411.pdf; Jane Jacobs and NCD's vs Affordable housing.pdf

City Councilors,

Quite suddenly posted to the City Calendar is notice of upcoming Ordinance Meeting on the Amendment to Chapter 2.78, entitled "Historical Buildings and Landmarks." No further information is posted. No link for public comment. No proposed text other than a reference to amended language from meeting of April 2023, though if memory serves me that was the formal meeting in which the proposed language not only was not publicly posted, it was not even previously shared with the Cambridge Historic Commission. I am submitting my prior opposition with attachments. I note that the chief proponents of the gutting of historical protections for this city will no longer be with us. One is relocating happily out of state and the other, after flagrantly violating Plan E strictures, is stepping down. Can we please take a breath. What is being proposed is not even lawful procedurally or substantively.

Respectfully,
Marie Elena Saccoccio, Esquire
55 Otis Street
Cambridge, MA 02141
BBO#552854

----- Forwarded Message -----

From: marie elena saccoccio <saccocciom@yahoo.com>
To: City Council <citycouncil@cambridgema.gov>; City Clerk <cityclerk@cambridgema.gov>; citymanager@cambridgema.gov <citymanager@cambridgema.gov>; Charles M. Sullivan <csullivan@cambridgema.gov>; Bruce Irving <irving@compass.com>
Sent: Monday, May 29, 2023 at 12:25:56 PM EDT
Subject: Submission in Opposition to Amendment to Chapter 2.78, entitled "Historical Buildings and Landmarks"

Madam Clerk:

Could you kindly submit my attached opposition, case law and journal articles for consideration of the upcoming Ordinance Committee meeting on deliberation of proposed changes to the Historic and Landmark Ordinance?

Thank you for your time and assistance.

Marie Elena Saccoccio, Esquire
55 Otis Street

Cambridge, MA 02141

Dear Madam Clerk:

Could you kindly forward this submission and attachments to the Ordinance Committee for consideration of the Proposed Amended Buildings and Landmarks Ordinance now being considered?

Dear City Councilors :

The backdrop of the Proposed Ordinance should not be ignored since it was in direct response to our labor. As many of you know, I am fourth generation Cambridge resident. My family has paid taxes to this city for over a century. My parents and grandparents worked in the factories here. I say this to emphasize my breath of interest in preservation of our history, whether it be our immigrant industrial history; our African American history; or, yes, even the history of our privileged West Cambridge landed gentry. Based on this appreciation and full well having experienced the razing of Boston's West End, along with the unbridled development in Kendall, I rallied some neighbors to study the possibility of establishing a Conservation District in East Cambridge. We were not a group of old white privileged wealthy people. We were a group of serious-minded residents who were truly motivated by an appreciation of the value in our history and architecture. We met weekly for about 9 months in the St. Francis of Assisi Church Hall, a notable Landmark itself. We spent much time establishing boundaries, looking at other guidelines employed around the country and within Cambridge, taking walking tours of the boundaries; and researching the history of this great neighborhood.

Once the petition for establishing an East Cambridge Conservation District was filed, we were pilloried all over social media. Audrey Vetrano Cunningham and I were mocked incessantly with video clips posted to twitter even ridiculing our "Italian accents." Bill Dines was portrayed as an out of control privileged old white man. John Whisnant was mercilessly described as an old greedy white man. Truly the basis was absurd since the positions we were taking were absolutely supported in law. Our MGL c. 40(C) provides standing to owners. It is the law. There is no value judgement we were making. It is the law. Hence, in response to our proposed Conservation District, you have before you what has been termed the "Crowe Petition."

Recently I note that Conservation Districts in Brookline have been struck down as unlawful. Why?? Because they did not mirror the process or requirements set forth in MGL. C. 40(C). Our Conservation District ordinance and process up to now is absolutely faithful to 40(C). The Citizen Petition now presented as a Proposed Ordinance is devoid of any foundation in law to be presented as a variation of any Conservation District composition or process. The Proposed Ordinance creates some kind of land use system, not zoning and not preservation, premised on equity and diversity and business interests. It completely alters the rigors of standing which are as old as property law itself and violates 40C. It rejects any notion of professional or academic qualifications, likewise in violation of 40C and in doing so the Proposed Ordinance insults the lawyers, architects, real estate professionals, urban planners and historians who have always

comprised the Commission and the Neighborhood Conservation Districts as uncompensated volunteers. This is not to say that adherence to the strictures of 40C is the only lawful process that can be adopted. However, adherence to 40C is the wisest process since that process has been wedded and analyzed and ordained within a statute that has stood legal challenges throughout the years.

I am attaching here two cases for your review. The Brookline case clearly provides that even with a Neighborhood Conservation District, the strictures of MGL c. 40C apply. You simply cannot ignore state law. And I am attaching here a Cambridge case involving our Avon Hill Neighborhood Conservation District in which the Superior Court found that:

"The Commission incorrectly argues for a "supported by substantial evidence" standard. Cambridge Municipal Code, 2.78.240 ("The superior court may reverse a determination if it is not supported by substantial evidence in the record"). To the extent such section of the Municipal Code seeks to alter the statutory standard of review as set out in G.L.c. 40C, §12A, such section violates state supremacy, and is therefore void."

I also note that in violation of Plan E, one City Councilor intervened with the Cambridge Historic Commission, personally attempting to stop the process and promote her constituents' position. I have a letter she authored attesting to this and there is also a recorded meeting of the Conservation District in which she demanded that the entire process be stopped. As this is a flagrant violation of Plan E, I am requesting that City Councilor refrain from any further participation, including discussion at Council, and any vote or decision that may result.

I am attaching here a wonderful resource compiled on the history of preservation in this Commonwealth. It is not a tool we suddenly discovered to become rich overnight. I also note that our Historic Commission, and especially the Neighborhood Conservation Districts, are often cited nationally as a kind of gold standard. Please find attached here an informative read explaining how historic preservation can be a tool for ensuring affordable housing and not its enemy. It discusses Jane Jacobs and how she would view the Affordable Housing vs. Preservation false dichotomy. Also, cited within that article, Cambridge in 1983, created the first Conservation District in the country, quickly forming the basis for Nashville, Dallas, Miami, and Chapel Hill. Today there are over 165 NCD's in 35 states.

In sum, I support the requested changes presented by Charles Sullivan, Executive Director of the Cambridge Historic Commission. They are crafted to comply with the law and amend where needed.

Respectfully submitted,
Marie Elena Saccoccio, Esquire
55 Otis Street
Cambridge, MA 02141
BBO#552854

2004-MBAR-532

John Bagalay et al.

v.

**Avon Hill Neighborhood Conservation
District Commission et al.^[1]**

No. 0304830

Superior Court of Massachusetts

November 22, 2004

Opinion No.: 86756

As-is Docket Number: 03-04830

Venue: Middlesex

Judge (with first initial, no space for Sullivan, Dorsey, and Walsh): Houston, J.

Opinion Title: MEMORANDUM OF DECISION AND ORDER ON PLAINTIFFS' MOTION FOR JUDGMENT ON THE PLEADINGS

This is an appeal from a decision of the Avon Hill Neighborhood Conservation District Commission ("Commission") denying plaintiff's application for a certificate of appropriateness to build a garage in the front setback of their property. This appeal is pursuant to G.L.c. 40C, §12A. Plaintiff moves for judgment on the pleadings pursuant to Mass.R.Civ.P. 12(c).^[2]

BACKGROUND

Plaintiffs, John and Julia Bagalay, submitted an application for a certificate of appropriateness to the Commission to construct a 21' x 22' garage within the front setback of their home. It is undisputed that the proposed design was by the original architect of the Bagalay's home, was consistent with the historical and architectural character of the home, and was consistent with the historical and architectural character of the entire neighborhood. After two public hearings and a site visit, the Commission voted unanimously to deny the application. The

Bagalays appealed to the Cambridge Historical Commission. The Cambridge Historical Commission failed to act on the appeal within thirty days from the date of filing, thereby entitling the Bagalays to an appeal before this court, pursuant to G.L.c. 40C, §12A and Cambridge Municipal Code, 2.78.240.

DISCUSSION

The superior court may only annul a decision of a historic district commission if: (1) the decision exceeds the authority of the commission, or (2) the decision is unsupported by the evidence. G.L.c. 40C, §12A. Two courts have refined this standard using somewhat similar language. In *Marr v. Back Bay Architectural Comm'n*, the court stated that a historic district commission decision may be annulled if: (1) the reasons given on the face of the decision are insufficient in law to warrant the commission's decision, or (2) if the reasons given on the face of the decision are unwarranted by the evidence. See 23 Mass.App.Ct. 679, 683-84 (1987). In *Gumley v. Board of Selectmen of Nantucket*, the court stated that a decision may be annulled if: (1) the decision is based on legally untenable grounds, or (2) the decision is "unreasonable, whimsical, capricious or arbitrary." See 371 Mass. 718, 724 (1977) citing *MacGibbon v. Board of Appeals of Duxbury*, 356 Mass. 635, 638-39 (1970).^[3]

The plaintiff attempts to argue that the Commission fails both prongs of the inquiry. As to the first prong, plaintiff claims that the Commission failed to consider the statutory criteria of "appropriateness,"^[4] specifically, "architectural value and significance," and instead denied plaintiffs' application based solely on a legally untenable valuation of public space over private space.

The certified record clearly reveals that the Commission considered the "architectural value and significance" of the proposed garage as well as its "relation to the land area... and to buildings... in the vicinity..." G.L.c. 40C, §7.^[5] Furthermore, the Commission's consideration of the relative value of public space, on a case by

case basis, clearly falls within the specific statutory mandate for Historic District Commissions. G.L.c. 40C, §2 ("The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth... through the maintenance and improvement of settings for such buildings and places...") (emphasis added). The protection of historically significant public space is also included among the statutory criteria of appropriateness. See G.L.c. 40C, §7 ("[T]he commission shall consider, among other things^[6]... the building... in relation to the land area upon which the building... is situated... and the commission may in appropriate cases impose... set-back requirements...") (emphasis added); see also Cambridge Municipal Code, 2.78.220.

Therefore, to the extent the application was denied based upon the incongruousness of the front setback garage to the public's enjoyment of the "place" of Avon Hill, and the incongruousness of the front setback garage to the "setting" in which Avon Hill's historic houses reside, such basis for decision was entirely appropriate under the law.

Turning to the second prong of the inquiry, the court will not intrude upon the discretion granted the Commission by the legislature to make such a determination of incongruity unless such determination was "unreasonable, whimsical, capricious or arbitrary" in light of the evidence before the court.^[7] Gumley, 371 Mass. at 724. The evidence before the court is the certified record dated March 25, 2004, and upon this record, the Commission's determination that the proposed siting of the garage was incongruous to the historic character of Avon Hill is entirely reasonable and cannot be said to be whimsical, capricious, or arbitrary.

Plaintiffs' assertions to the contrary are meritless: (1) that the Commission ignored the unanimous support of neighbors for the plaintiffs'

project is of no moment—the Commission is tasked by c. 40C with promoting "the general welfare of the public" and not simply the interests of a few abutters; (2) that there exists a maximum 30% lot coverage cap in the applicable zoning ordinance does not mean there exists a "certificate of appropriateness by right" for all projects falling below the maximum; (3) the Commission agreed that the garage's architecture was significant, beautiful, and congruous to the neighborhood, but nowhere in the statute does it state that architectural factors are more important than the physical siting of the garage or the siting's effect on the public's enjoyment of an historic streetscape; and (4) any concern expressed by the Commission about setting unfavorable precedent is a mere statement of the consequences the Commission believed in good faith would attend the improper granting of a certificate of appropriateness. That the certificate would be improper was based upon a careful and reasoned judgment in light of the statutory criteria of appropriateness—a judgment which the court may not replace with its own.

ORDER

For the foregoing reasons, it is hereby ORDERED that judgment enter AFFIRMING the decision of the Avon Hill Neighborhood Conservation District Commission denying Plaintiffs' application for a certificate of appropriateness.

Julian T. Houston

Justice of the Superior Court

Notes:

^[6] Cambridge Historical Commission.

^[7] See also Superior Court Standing Order 1-96(4).

^[8] The Commission incorrectly argues for a "supported by substantial evidence" standard.

Cambridge Municipal Code, 2.78.240 ("The superior court may reverse a determination if it is not supported by substantial evidence in the record"). To the extent such section of the Municipal Code seeks to alter the statutory standard of review as set out in G.L.c. 40C, §12A, such section violates state supremacy, and is therefore void.

[4] Delineated by G.L.c. 40C, §7.

[5] Some examples of the Commission's consideration of the statutory criteria are as follows: "Mr. Irving said... the proposed garage worked with the main house and was subsidiary to it." C.R. at 101; "Ms. Norfleet commended the applicants for the original drawings... [S]he disagreed that the garage would not detract from the pedestrian experience of the street." C.R. at 101; "[Ms. Born] said the information and design were very good." C.R. at 102; "Ms. Born recommended that the motion deny the application based on the proposed siting of the garage but not on the architectural design of the garage building." C.R. at 118.

[6] "Among other things" are several "General Conservation Standards" as set forth in the "Avon Hill Neighborhood Conservation District Order (June 15, 1998)." C.R. at 79. The general conservation standards are to "conserve the historic development patterns of the neighborhood, including its green space, open vistas, generous setbacks, and predominantly low density lot coverage [and to] enhance the pedestrian's visual enjoyment of the neighborhood's buildings, landscapes and structures..." These standards permissibly expand upon the statutory criteria of appropriateness and conform to the explicit purpose of c. 40C as delineated in §2.

[7] Plaintiffs urge this court to rule that the Commission did not give "sufficient weight to the statutory factors and criteria of 'appropriateness,' " specifically, the architectural significance of the garage and its relation to surrounding buildings and the land. Plaintiffs' brief at 3-4 (emphasis added). The amount of weight to grant the various

pieces of evidence before the Commission falls solely within the discretion of the Commission.

2019 WL 4189357

Only the Westlaw citation is currently available.

Massachusetts Land Court,
Department of the Trial Court.,
Norfolk County.

HANCOCK VILLAGE I, LLC, Plaintiff,
v.

The **TOWN OF BROOKLINE**, Defendant.

PERMIT SESSION CASE No. 18

PS
000192 (HPS)

Dated: September 4, 2019

**DECISION ON CROSS-MOTIONS
FOR SUMMARY JUDGMENT**

Howard P. Speicher, Associate Justice

INTRODUCTION

*1 "You call this a barn? This looks like a stable."

"Well, if you look at it, it's a barn; if you smell it, it's a stable."

"Well, let's just look at it."¹

Sometimes one's perception of the nature of a thing (or in this case, a law) depends on one's perspective or on the context in which it is perceived. In the present dispute, plaintiff **Hancock Village I, LLC** ("plaintiff") perceives **Brookline's** Neighborhood Conservation District Bylaw as a zoning bylaw illegitimately masquerading as a general bylaw in order to stymie the redevelopment of the plaintiff's property. The **town of Brookline** ("Brookline" or "the town") perceives the same bylaw as a legitimate exercise of its home rule powers to enact a general bylaw. According to the plaintiff, however, **Brookline** has chosen to view the bylaw from a perspective that willfully and conveniently ignores its true substance and nature. In short, the plaintiff contends that the **town** has elected not to smell the stable so that it might insist that it is a barn.

In 2011, the **town of Brookline** adopted a "neighborhood conservation district" bylaw. This bylaw would serve to create local commissions with the ability to regulate the dimensions, layout, and design of construction in designated districts. **Brookline** adopted the bylaw not as an amendment to its zoning bylaw pursuant to G. L. c 40A, or as a historic district bylaw pursuant to G. L. c. 40C, but as a general **town** bylaw pursuant to its general home rule powers.

The first district established under the bylaw comprised solely the entire **Brookline** portion of the 70-acre property of plaintiff.² Plaintiff filed this action seeking to invalidate both the bylaw establishing the framework for the creation of neighborhood conservation districts in the **town**, as well as the particular section of the bylaw creating the district encompassing the plaintiff's property. It contends that the bylaw was not a proper exercise of **Brookline's** general police power, as its subject matter falls squarely under the purview of G. L. c 40A and G. L. c. 40C, and must therefore have been enacted pursuant to the procedures provided in those statutes, and with the substantive protections and mechanisms required by those statutes.

For reasons discussed below, I find and rule that although the Neighborhood Conservation District Bylaw and the related **Hancock Village** Neighborhood Conservation District Bylaw were in the form of general bylaws, they are both properly characterized as zoning bylaws that fail to comply with the procedural and substantive requirements of the Zoning Act, G. L. c. 40A, and that further, to the extent they are characterized as historic district bylaws, they fail to comply with the procedural and substantive requirements of G. L. c. 40C. Accordingly, they will be declared to be invalid and of no force and effect.

PROCEDURAL HISTORY

*2 On April 13, 2018, plaintiff **Hancock Village I, LLC** filed a six-count complaint against defendant the **town of Brookline** seeking declarations to the effect that Section 5.10 of the **Brookline General Bylaws** was invalidly enacted and is of no force and effect. Counts I through IV seek declaratory judgment pursuant to G. L. c. 231A. Count I requests a declaration that the bylaw in question was enacted without compliance with the procedures of G. L. c. 40A, § 5, and Count II requests a declaration that the substance of the

bylaw is in conflict with G. L. c. 40A. Count III requests a declaration that the bylaw was enacted without compliance with G. L. c. 40C, § 3, and Count IV requests a declaration that the substance of the bylaw is in conflict with the same. Count V seeks a determination of the validity of the bylaw as applied to its property pursuant to G. L. c. 240, § 14A. Count VI asserts a violation of the Due Process Clause of the 14th Amendment of the United States Constitution, and Part I, Article 10 of the Massachusetts Declaration of Rights.

Brookline filed an Answer on May 14, 2019, and an Amended Answer on May 21, 2019. The parties attended a case management conference on May 29, 2018. In accordance with an agreed-upon schedule, on February 15, 2019 the parties filed cross-motions for summary judgment and responses to each other's motions. A hearing was held before me on the parties' respective motions on May 7, 2019, after which I took the motions under advisement.

UNDISPUTED FACTS

The following material facts are found in the record for purposes of Mass. R. Civ. P. 56, and are undisputed for the purposes of the pending motions for summary judgment:

1. **Hancock Village** is a 70-acre mixed-use development consisting of 789 garden-style apartments, 530 of which are in **Brookline**, with the remainder in the 20-acre portion of the property that lies over the city line in Boston. **Hancock Village** is owned by plaintiff **Hancock Village I, LLC**.³
2. The vast majority of the **Brookline** portion of **Hancock Village** is located in the M-O.5 (Apartment) zone, **Brookline**'s lowest density apartment house district.⁴ The remainder is in a single-family district.
3. In August, 2011, the plaintiff submitted an application for "Major Impact Project Review" to the **Brookline** Building Commissioner, which is a preliminary step in applying for a special permit under the **Brookline** Zoning Bylaw. The application was for the development of thirty-one detached single-family homes and 162 dwelling units in a multifamily building.⁵
4. In the fall of 2011, two warrant articles – Article 5 and Article 6 – were proposed, and were scheduled for consideration at a November 15, 2011 Special **Town Meeting**.⁶

5. Article 5 would insert Section 5.10 into **Brookline**'s General Bylaws; this section, titled "Neighborhood Conservation Districts" (the "NCD Bylaw"), set out the framework for the operation of Neighborhood Conservation Districts ("NCDs") in **Brookline**.⁷
6. The petitioner's description of the NCD Bylaw that accompanied the warrant for Article 5 described NCDs as a tool "designed to be more neighborhood specific than the **Town**'s Local Historic District (LHD) By-Law ... The guidelines for a particular NCD, unlike an LHD, can be focused less on preservation of the specific details of each structure and more on preserving the general character of a neighborhood, by ensuring that the general scale, composition, massing and design is compatible with the site as well as other existing structures in the surrounding area." It stated that "the guidelines for an NCD could address landscape and urban issues such as protection of landscapes, open spaces, viewsheds and paving without grade changes."⁸
7. Article 6 would insert Section 5.10.3.d.1 into this section, creating the **Hancock Village** Neighborhood Conservation District ("Hancock Village NCD"), which was to be an NCD applicable solely to the plaintiff's property.⁹ This was the first time an NCD had been on the warrant for any **town** meeting in **Brookline**.¹⁰
- *3 8. These articles were proposed as general **town** bylaws under the **town**'s home rule power, rather than as zoning bylaws adopted pursuant to the procedures in G. L. c. 40A.
9. Articles 5 and 6 were discussed and debated at seventeen meetings of various **town** boards and committees.¹¹
10. Article 5 and Article 6 were approved by **Town Meeting** in November 2011. Article 5 was passed by a recorded ballot vote of 183 in favor, 35 opposed, with 5 abstentions. Article 6 was passed by a counted vote of 200 in favor and 24 opposed.¹²
11. On May 30, 2012, the Attorney General approved the adoption of Article 5 and Article 6; however, she noted that the "question is close" as to whether the proposed bylaw should have been adopted as a zoning bylaw.¹³
12. Since the passage of the NCD Bylaw, plaintiff has secured comprehensive permit approvals pursuant to G. L. c. 40B for the further development of **Hancock Village**. The

development approved under the comprehensive permit would be exempt from the requirements of the NCD Bylaw.¹⁴ **Brookline** and a number of abutting landowners filed an appeal of plaintiff's comprehensive permit on March 11, 2015. That appeal was dismissed by order of the Land Court (Piper, J.) on July 17, 2018.¹⁵

13. Plaintiff has made at least six applications to the **Hancock Village** NCD Commission for work on existing homes. None of these have been denied.¹⁶

14. On April 3, 2018, plaintiff filed the present action seeking to invalidate the NCD Bylaw contained in Section 5.10 as a whole, including both its establishment of the general NCD framework as well as the particular **Hancock Village** NCD contained in Section 5.10.3.d.1.¹⁷

The NCD Bylaw

15. Section 5.10.1 of the NCD Bylaw, which sets forth the bylaw's purpose, states, in part:

This by-law is enacted for the purposes of preserving and protecting groups of buildings and their settings that are architecturally or historically significant; preserving and protecting the layout of neighborhoods or historical subdivisions of neighborhoods, vehicular and pedestrian circulation patterns, green spaces, landscapes, and viewsheds that are historically significant or significant to the character of the **town** or its neighborhoods; preserving and protecting distinctive features of the architectural, cultural, economic, political, or social history of the **town** and its neighborhoods, and limiting the detrimental effect of alterations, additions, demolition and new construction on the character of the **town** and its neighborhoods. Through this by-law, alterations, additions, demolition, and new construction may be reviewed for compatibility, including without limitation design, massing, topography, scale and materials with the existing buildings, green spaces, open spaces, courtyards, landscapes, neighborhood and subdivision plans and layouts, circulation patterns, viewsheds, settings, and neighborhood character.¹⁸

16. Pursuant to Section 5.10.4 of the NCD Bylaw, each NCD is to be overseen by a commission ("NCD Commission") of at least five members, consisting of a combination of **Brookline** Preservation Commission members and residents of the **town** appointed by the Board of Selectmen.¹⁹

17. Each NCD Commission is tasked by the NCD Bylaw with "exercis[ing] its powers in administering and regulating the alteration of buildings, other structures and natural and manmade elements within such NCD as set forth under the procedures and criteria established in this by-law," and "review[ing] all Reviewable Projects in the NCD, including without limitation new construction, demolition or alterations that affect the landscape of topography, the exterior architectural features of buildings and other structures, or the mass and siting of buildings and other structures."²⁰

*4 18. Section 5.10.2 defines "Reviewable Project" as including "(i) a change to a building or other structure or part thereof such as removal, construction, reconstruction, restoration, renovation, replication, rehabilitation, addition, partial or total demolition and other similar activities, or the construction of a new building or other structure or part thereof ... (iii) addition or replacement of doors or windows ... (iv) a change to a site that includes constructing, placing, erecting, installing, enlarging, or moving a building or other structure or similar activities; (v) the removal or addition of streets, driveways, parking areas, walkways, or paved surfaces..."²¹

19. Section 5.10.5 provides that "a building permit (which shall include permits for demolition) or an occupancy permit may not be issued for an altered building, structure, site or property or other Reviewable Project without the prior issuance of a Certificate of Appropriateness."²²

20. Section 5.10.7 states in part: "The Commission shall determine whether the proposed alteration or other Reviewable Project, including any modification thereof agreeable to the applicant, is compatible with the specific design guidelines of the applicable district and the purposes of the bylaw." It further states that a Certificate of Appropriateness will be issued if the Commission deems it compatible, and denied if it is deemed incompatible.²³

21. Section 5.10.3.c states: "The Commission may impose dimensional requirements that further the purposes of the by-law, including without limitation preventing Reviewable Projects inconsistent with the historic or architectural aspects, scale or massing, neighborhood or subdivision plan or layout, circulation patterns, or green

- space, open space, landscape, vegetation or viewshed character of the NCD.”²⁴
22. Section 5.10.3.d.1 establishes the **Hancock Village** NCD, and provides a number of specific “design guidelines” for the NCD. Per these guidelines, elements that “shall be compatible with the existing buildings in the district” include: “[t]he architectural design and building materials” (Section 5.10.3.d.1.i); the elements of the façade, such as windows, doors, and trim (Section 5.10.3.d.1.iii); the “shape, pitch, style, and type of roof (Section 5.10.3.d.1.iv); and “[t]he size, height and massing of a building or other structure.” (Section 5.10.3.d.1.ii).²⁵
23. As to this final category, Section 5.10.3.d.1.ii of the Bylaw goes on to state: “Compatible building size, height and massing shall include, but not be limited to limited to [sic]: (a) No building over 2 ½ stories in height ... shall be constructed. (b) In relation to any abutting single family, detached homes, any new single-family homes shall be similarly oriented, have similar rear yard depths, and similar distance between dwelling units.”²⁶
24. Section 5.10.3.d.1.v also states that the project shall “maintain the spatial organization of the district,” and shall not have a “significant negative impact on historical architectural or landscape elements” It further provides that “[s]ignificant negative impacts shall include, but not be limited to: ... (d) Addition of new impervious surfaces within 100 feet of abutting properties, and (e) Loss of open space through building coverage exceeding 20% of the area of the district”²⁷
- The Zoning Bylaw*
25. As provided in Section 1.00, the purposes of the **Brookline** Zoning Bylaw (the “Zoning Bylaw”) include “(b) preventing overcrowding of land ... (e) preventing undue concentration of population ... (j) encouraging the preservation of historically and architecturally significant structures; ... (l) providing for adequate open space, including landscaped and usable open space, public shade trees and other landscape and natural features.”²⁸
- *5 26. Sections 5.00 – 5.92 of the Zoning Bylaw comprise extensive dimensional regulations imposed on districts throughout the **town**. Table 5.01, in particular, provides specific height maximums, minimum lot sizes, open space requirements, minimum setback requirements, and floor area ratio maximums.²⁹
27. Section 5.06 of the Zoning Bylaw provides “Special District Regulations” for certain areas of the **town** on the basis that “unique land use, environmental, architectural and other physical conditions present within the **Town** require detailed neighborhood, district or site planning and design review to insure: orderly and planned growth and development; [and] historic and natural resource conservation; residential neighborhood preservation” These Special District Regulations are to be established by **Town** Meeting “from time to time, in accordance with M.G.L. Chapter 40A.”³⁰
28. Special District Regulations established under Section 5.06 impose dimensional requirements, such as maximum height, minimum open space, and maximum floor area ratio, which differ from those which would otherwise be required by Table 5.01.
29. Section 5.09 of the Zoning Bylaw, which is applicable in a number of designated areas in the **town**, establishes a “Design Review” process with the purpose of “provid[ing] individual detailed review of certain uses and structures which have a substantial impact on the character of the **Town** and upon traffic, utilities and property values therein, thereby affecting the public health, safety, and general welfare thereof.”³¹
30. This process allows the Planning Board and Zoning Board of Appeals to review proposed construction for, among other things, “consisten[cy] with “use, scale, yard setbacks and architecture of existing buildings and the overall streetscape of the surrounding area” (Section 5.09(4)(c)); “the location and configuration of open space” (Section 5.09(4)(d)); the impact of layout on vehicular circulation (Section 5.09(4)(e)); and consideration of “historic, traditional or significant uses, structures or architectural elements” (Section 5.09(4)(k)).³²

JURISDICTION

- *6 The Land Court has exclusive jurisdiction over actions brought pursuant to G. L. c. 240, § 14A for the determination of the validity of an ordinance “adopted under the provisions of chapter forty A or under any special law relating to zoning, so called, which purports to restrict or limit the present

or future use, enjoyment, improvement or development of such land.” G. L. c. 240, § 14A. “The primary purpose of proceedings under § 14A is to determine how and with what rights and limitations the land of the person seeking an adjudication may be used under the provisions of a zoning enactment in terms applicable to it, particularly where there is no controversy and hence no basis for other declaratory relief.” *Hansen & Donahue, Inc. v. Town of Norwood*, 61 Mass. App. Ct. 292, 295, 809 N.E.2d 1079 (2004). There is no dispute that plaintiff is the owner of the land which is subject to the challenged bylaw, and the nature of its challenge – contending that the bylaw should have been, but was not, enacted pursuant to G. L. c. 40A – falls within the purview of the statute. See G. L. c. 240, § 14A; *Valley Green Grow, Inc. v. Town of Charlton*, 27 LCR 99, 103 (2019) (Foster, J.) (“The court sees little distinction between determining the validity of a bylaw enacted under c. 40A and the validity of a bylaw that the plaintiffs claim should have been enacted under c. 40A.”).

This court likewise has jurisdiction over the plaintiff’s counts for declaratory judgment under G. L. c. 231A. Under that statute, the Land Court may “on appropriate proceedings make binding declarations of right, duty, status and other legal relations sought thereby ... in any case in which an actual controversy has arisen and is specifically set forth in the pleadings.” G. L. c. 231A, § 1. “A landowner who seeks to challenge the validity of a zoning by-law where there is an actual controversy may bring a proceeding in the Land Court under G. L. c. 231A or under G. L. c. 240, § 14A.” *Mantoni v. Board of Appeals*, 34 Mass. App. Ct. 273, 275, 609 N.E.2d 502 (1993).

Construing the plaintiff’s constitutional claims as a subset of its G. L. c. 240, § 14A claim, they may properly be heard in the Land Court as well. Typically, a plaintiff must notify the Attorney General of constitutional claims pursued within the context of a declaratory judgment action. See *id.*, quoting *Gamache v. Acushnet*, 14 Mass. App. Ct. 215, 223, 438 N.E.2d 82 (1982) (“If the party seeks to involve a question of constitutionality in the declaratory judgment proceeding, ‘the attorney general shall also be notified of the proceeding.’ ”). The record reflects the plaintiff’s previous communications to the Attorney General strenuously objecting to the passage of the Warrant Articles; however, there is no indication one way or the other whether the plaintiff has indeed notified the Attorney General of the present action. Nonetheless, no notice to the Attorney General is required for an action under G. L. c. 240, § 14A. *Id.* Accordingly, the Land Court may maintain

jurisdiction over the plaintiff’s constitutional claims insofar as they are considered to be incorporated into its G. L. c. 240, § 14A action.

The Land Court independently has jurisdiction over the present action because it was properly filed in the Permit Session. Pursuant to G. L. c. 185, § 3A:

The permit session shall have original jurisdiction, concurrently with the superior court department, over civil actions in whole or part: (a) based on or arising out of the appeal of any municipal, regional or state permit, order, certificate or approval, or the denial thereof, concerning the use or development of real property, including without limitation appeals of such permits, orders, certificates or approvals, or denials thereof, arising under or based on or relating to chapter ... 40A to 40C, inclusive, ...or any local bylaw or ordinance; (b) seeking equitable or declaratory relief (i) designed to secure or protect the issuance of any municipal, regional or state permit or approval concerning the use or development of real property or (ii) challenging the interpretation or application of any municipal, regional or state rules, regulations, statutes, laws, bylaws, ordinances concerning any permit or approval; ...and (d) any other claims between persons holding any right, title or interest in land and any municipal, regional or state board, authority, commission or public official based on or arising out of any action taken with respect to any permit or approval concerning the use or development of real property but in all such cases of claims (a) to (d), inclusive, only if the underlying project or development involves either 25 or more dwelling units or the construction or alteration of 25,000

square feet or more of gross floor area
or both.

*7 Although not a direct appeal of a denial of a permit, the plaintiff alleges in its complaint, and the record supports the claim, that the adoption of the NCD Bylaw is a direct response to, and improperly impacts plaintiff's efforts to develop additional housing – both single-family units and multi-family units – as well as other improvements on the Hancock Village property.³³ In August 2011, the plaintiff proposed a "major impact project" to add additional housing at Hancock Village.³⁴ It is not in dispute that the proposal to adopt the NCD Bylaw and the Hancock Village NCD Bylaw was a direct response to this proposal.³⁵ Under these circumstances, the Land Court's jurisdiction is properly grounded in [¶] G. L. c. 185, § 3A, in addition to G. L. c. 240, § 14A and G. L. c. 231A.

DISCUSSION

SUMMARY JUDGMENT STANDARD

"Summary judgment is granted where there are no issues of genuine material fact, and the moving party is entitled to judgment as a matter of law." *Ng Bros. Constr. v. Cranney*, 436 Mass. 638, 643-644, 766 N.E.2d 864 (2002); Mass. R. Civ. P. 56(c). "The moving party bears the burden of affirmatively showing that there is no triable issue of fact." *Ng Bros. Constr.*, supra, 436 Mass. at 644, 766 N.E.2d 864. In determining whether genuine issues of fact exist, the court must draw all inferences from the underlying facts in the light most favorable to the party opposing the motion. See *Attorney Gen. v. Bailey*, 386 Mass. 367, 371, 436 N.E.2d 139, cert. denied, 459 U.S. 970, 103 S.Ct. 301, 74 L.Ed.2d 282 (1982). Whether a fact is material or not is determined by the substantive law, and "an adverse party may not manufacture disputes by conclusory factual assertions." See [¶] *Anderson v. Liberty Lobby, Inc.*, 477 U.S. 242, 248, 106 S.Ct. 2505, 91 L.Ed.2d 202 (1986); *Ng Bros. Constr.*, supra, 436 Mass. at 648, 766 N.E.2d 864. When appropriate, summary judgment may be entered against the moving party and may be limited to certain issues. *Community Nat'l Bank v. Dawes*, 369 Mass. 550, 553, 340 N.E.2d 877 (1976); Mass. R. Civ. P. 56(c).

SUMMARY OF THE PARTIES' ARGUMENTS

The crux of this case is whether Brookline has impermissibly circumvented G. L. c. 40A and G. L. c. 40C by utilizing its general home rule power to pass a bylaw that is, in truth, either a zoning bylaw, a historic district bylaw, or both. Plaintiff argues that the NCD Bylaw replicates the manner of regulation governed by these two statutes, but evades their mandatory procedural and substantive requirements for enactment and administration. It also argues that the provisions governing an NCD commission's power to impose requirements are too vague to pass constitutional muster, and deprive an applicant of due process. Brookline contends that the effect of the NCD Bylaw is not to amend the Brookline Zoning Bylaw, but rather to supplement it through land use regulation not the exclusive domain of zoning. Similarly, it argues that the NCD Bylaw differs from historic district bylaws, and that G. L. c. 40C does not govern all bylaws that happen to fall within the broad field of historic preservation. Therefore, it contends, the NCD Bylaw was properly enacted pursuant to the town's general police powers, and did not need to adhere to the procedural requirements of either G. L. c. 40A or G. L. c. 40C. Alternatively, it argues that, even if the NCD Bylaw does fall under the ambit of these statutes, Brookline substantially complied with the procedural requirements of both. Brookline also repeatedly draws attention to the fact that Neighborhood Conservation District bylaws have been adopted in other Massachusetts municipalities as general town bylaws, as they are seen as an effective alternative to more traditional means of regulation.³⁶

I. THE NCD BYLAW IS PROPERLY CHARACTERIZED AS A ZONING BYLAW AND WAS INVALIDLY ADOPTED AS A GENERAL BYLAW

*8 Towns may enact "by-laws as an exercise of their independent police powers but these powers cannot be exercised in a manner which frustrates the purpose or implementation of a general or special law enacted by the Legislature in accordance with ... [art. 89, § 8, of the Amendments to the Constitution]." *Board of Appeals of Hanover v. Housing Appeals Comm. in the Dept. of Community Affairs*, 363 Mass. 339, 360, 294 N.E.2d 393 (1973). A municipality's zoning power is "one category of the more general police power, concerned specifically with the regulation of land use," and an exercise of its zoning power must adhere to the procedural requirements of G. L. c. 40A.

[¶] *Rayco Inv. Corp. v. Bd. of Selectmen of Raynham*, 368

Mass. 385, 392 n.4, 331 N.E.2d 910 (1975). A municipality cannot utilize its general police power to enact a bylaw which is, at its essence, a zoning regulation, if it does not resort to G. L. c. 40A; doing so would frustrate the purpose and implementation of the statute. See *Rayco Inv. Corp. v. Bd. of Selectmen of Raynham*, *supra*. As previously noted by this court, “[t]he reason for this is that zoning bylaws have different, stricter requirements for enactment than general bylaws. A zoning bylaw must be reviewed by the planning board in a public hearing and then reported on by the board, and, crucially, may only be enacted by a two-thirds vote of town meeting. General bylaws have no such requirements —they may be enacted by a majority vote.” *Valley Green Grow, Inc. v. Town of Charlton*, 27 LCR *supra*, at 105 (internal citations omitted).

Brookline impermissibly evaded these stricter requirements in a circumstance where they were necessary. **Brookline's** NCD Bylaw is, in its fundamental substance, a creature of zoning. It regulates subject matter falling within both the traditional definition of zoning as well as the existing purview of the **Brookline** Zoning Bylaw. Despite this, **Brookline** enacted the NCD Bylaw as a general **town** bylaw, and made no attempt to follow the particular procedures laid out in G. L. c. 40A. Accordingly, having failed to strictly comply with the requirements for enactment of a zoning bylaw, Section 5.10 of the **Brookline** General Bylaws is invalid, and of no force and effect.

A. The NCD Bylaw Addresses Subjects Traditionally Classified as Zoning Under Chapter 40A

The NCD Bylaw has the purpose and effect of regulating subject matter traditionally falling under the ambit of zoning. This is a significant factor indicating that a bylaw is governed by G. L. c. 40A, and must be enacted pursuant to its procedural requirements. In *Rayco Inv. Corp. v. Bd. of Selectmen of Raynham*, *supra*, 368 Mass. at 391, 331 N.E.2d 910, the Supreme Judicial Court determined that a bylaw limiting the number of trailer park licenses that the **town** could issue was not a proper exercise of the **town's** general police power, as the “nature and effect of the ... bylaw is that of an exercise of the zoning power.” It noted that “similar by-laws have been adopted in the past by municipalities as zoning by-laws,” and that “[t]here seems little doubt that the 1971 by-law could be viewed within the scope of the **town's** zoning power.” *Id.* On the opposite side of the same coin, in *Lovequist v. Conservation Commissioner of Dennis*, 379 Mass. 7, 13, 393 N.E.2d 858 (1979), the court held that it

was not improper for the **town** of Dennis to enact a wetlands bylaw through its police power rather than as a zoning bylaw; and like in *Rayco*, the court's analysis looked in part to the universe of subject matter conventionally regulated by zoning. It noted that the bylaw was not a “zoning measure for the reason that [it] manifests neither the purpose nor the effects of a zoning regulation. The Dennis by-law does not prohibit or permit any particular listed uses of land or the construction of buildings or the location of businesses or residences in a comprehensive fashion. On its face it does not deny or invite permission to build any structure. It does not regulate density.” *Id.* The Court further elaborated that the wetlands values protected by the bylaw (such as water supply, groundwater, and flood control) were not “typical of the concerns usually reflected in the zoning process,” which instead included such things as “the character of the community and compatibility of nearby land uses.” *Id.*

Brookline relies heavily on *Lovequist*, citing to the proposition therein that “[w]e do not consider all ordinances or by-laws that regulate land use to be zoning laws,” and arguing that the NCD Bylaw regulates land use in a manner that need not be classified as zoning. It is true that the court in *Lovequist* recognized that “municipal regulations that simply overlap with what may be the province of a local zoning authority” do not necessarily need to be “treated as zoning enactments which must be promulgated in accordance with the requirements of G. L. c. 40A.” *Id.* at 14, 393 N.E.2d 858. However, the court made clear that such overlap was permissible in circumstances where “we think it manifest that [the bylaw] is not a zoning regulation.” *Id.* Cf. *American Sign & Indicator Corp. v. Framingham*, 9 Mass. App. Ct. 66, 69, 399 N.E.2d 41 (1980) (sign bylaw's “overlap with what may be the province of a local zoning authority” did not require it to be enacted as a zoning regulation where it “‘manifests neither the purpose nor the effects of a zoning regulation' and does not involve most of the typical concerns reflected in zoning laws”); *Hamel v. Bd. of Health of Edgartown*, 40 Mass. App. Ct. 420, 422, 664 N.E.2d 1199, (1996) (board of health sewage flow regulation which overlapped with zoning's use regulations was permissible where the purpose and effect was “the maintenance of safe drinking water in the geographical area concerned.”). Here, the NCD Bylaw does not incidentally overlap with the domain of zoning while embodying a different purpose and effect.

Instead, the NCD Bylaw usurps that domain wholesale, purpose, effect, and mechanisms all.

*9 All that the Dennis bylaw in *Lovequist* was not, the NCD Bylaw is. The essential focus of the NCD Bylaw's purpose clause is the protection of the "character of the town and its neighborhoods" as established by the physical and aesthetic characteristics of its structures and layout. This loudly echoes the central objectives of zoning. Zoning primarily operates to "balanc[e] rights or privileges of use with the character of neighborhoods, a task which necessarily calls into play issues of size, location, setback, traffic, and the sundry other matters addressed in local land use and zoning bylaws and ordinances." *Rogers v. Town of Norfolk*, 432 Mass. 374, 382, 734 N.E.2d 1143 (2000). Protecting the character of the neighborhood as reflected in its physical structures is indeed a familiar refrain in the context of zoning.

See *Lovequist v. Conservation Com. of Dennis*, supra, 379 Mass. at 14, 393 N.E.2d 858 ("[T]he character of the community and the compatibility of nearby land uses" is a "typical concern[] usually reflected in the zoning process.");

Trustees of Tufts College v. City of Medford, 415 Mass. 753, 758, 616 N.E.2d 433 (1993) ("[P]reserving the character of an adjacent neighborhood" is one of the "purposes sought to be achieved by local zoning"); *Emond v. Board of Appeals of Uxbridge*, 27 Mass. App. Ct. 630, 632, 541 N.E.2d 380 (1989) ("[T]o preserve the character of ... the neighborhood is one of the 'broad purposes of zoning' "); *Fabiano v. City of Boston*, 49 Mass. App. Ct. 281, 286, 730 N.E.2d 311 (2000) (the goal of "preserv[ing] within reason the historic residential character of the [neighborhood] ... is a goal surely within the purview of the [Boston zoning] enabling act.").

The NCD Bylaw's mimicry of conventional zoning is likewise apparent in the content and effect of its substantive provisions. "[Z]oning ordinances or by-laws govern 'the use of land and the size, location and use of buildings.'" *Hamel v. Bd. of Health of Edgartown*, supra, 40 Mass. App. Ct. at 422, 664 N.E.2d 1199, quoting *MacGibbon v. Board of Appeals of Duxbury*, 356 Mass. 635, 636, 255 N.E.2d 347 (1970). As provided in the Act of the Legislature revamping G. L. c. 40A, St. 1975, c. 808 § 2A, zoning bylaws achieve the purposes of zoning by regulating such subjects as "size, height, bulk, location, and use of structures ...; areas and dimensions of land ... to be occupied or unoccupied by uses

and structures, courts, yards and open spaces; ... and the development of the natural scenic and aesthetic qualities of the community." The court in *Lovequist* itself helpfully identified a number of characteristics of conventional zoning, including regulation of density, uses of land, construction and location of structures, as well as provision of a means to apply for permission to build structures. See *Lovequist v. Conservation Com. of Dennis*, supra, 379 Mass. at 13, 393 N.E.2d 858.

Here, the NCD Bylaw's definition of "Reviewable Project" itself makes clear that the NCD Bylaw is indeed almost entirely concerned with the construction and siting of buildings. Its provisions go on to provide for regulation of the dimensional characteristics of such reviewable projects in order to manage the neighborhood's density and physical character: at the heart of the NCD Bylaw are the NCD Commission's powers to regulate "alterations, additions, demolition and new construction, and its powers to consider "without limitation" features including "design, massing, topography, scale and materials ... green spaces, open spaces, courtyards, landscapes, neighborhood and subdivision plans and layouts" among others.³⁷ The Hancock Village NCD even raids the traditional zoning toolbox for particular dimensional controls, such as the delineation of specific height, setback, and open space regulations.³⁸ There can be no question that, unlike the bylaw in *Lovequist*, the NCD Bylaw has "the purpose [and] the effects of a zoning regulation." *Lovequist v. Conservation Com. of Dennis*, supra, 379 Mass. at 13, 393 N.E.2d 858.³⁹

B. The NCD Bylaw Addresses Subjects Already Governed by the Brookline Zoning Bylaw

*10 The second factor compelling the conclusion that the NCD Bylaw falls within the scope of Chapter 40A is the fact that its subject matter has, in fact, been previously regulated in *Brookline* by the Zoning Bylaw. "If the municipality has a history of regulating that subject matter through its zoning bylaw, then it can only be further regulated through the zoning bylaw, not through a general municipal bylaw." *Valley Green Grow, Inc. v. Town of Charlton*, supra, 27 LCR at 105. In *Rayco*, the court considered it "significant that prior to the adoption of the 1971 by-law the town's zoning by-law dealt specifically with the subject of trailer parks," and that "the zoning by-law purported to cover this subject in a comprehensive fashion and it follows that

the 1971 by-law necessarily modified the earlier by-law.”

Rayco Inv. Corp., supra, 368 Mass. at 393, 331 N.E.2d 910. Similarly, in *Spenlinhauer v. Town of Barnstable*, 80 Mass. App. Ct. 134, 140, 951 N.E.2d 967 (2011), the town adopted a general ordinance, not a zoning bylaw, regulating the subject of parking. The Appeals Court noted that the town had “historically regulated off street parking through its zoning bylaws, not its general ordinances or bylaws,” and did indeed have a “comprehensive bylaw regulating parking” enacted through its zoning power. *Id.* The new parking bylaw, by comparison, was intended to address the impact of parking on the “character and quality of the town’s neighborhoods, precisely the target at which the town’s zoning ordinance is so thoroughly and comprehensively aimed.” *Id.* at 141, 951 N.E.2d 967. Accordingly, the court concluded that “the challenged ordinance is a matter for regulation through the town’s zoning power, not through its use of a general ordinance.” *Id.*

Given the above conclusion that the NCD Bylaw regulates subject matter conventionally at the heart of zoning, it is unsurprising that those subjects are, in fact, already comprehensively governed by the **Brookline** Zoning Bylaw. The Zoning Bylaw’s stated purposes reflect those expressly outlined in the NCD Bylaw – of particular note are the purposes of “encouraging the preservation of historically and architecturally significant structures” and “providing for adequate open space, including landscaped and usable open space, public shade trees and other landscape and natural features.”⁴⁰

The mechanisms by which the NCD Bylaw sets out to achieve these objectives replicate, and indeed replace, those already present in the Zoning Bylaw. Table 5.01 of the Zoning Bylaw contains the typical dimensional controls, common across all zoning ordinances and bylaws, which regulate height, setbacks, open space, and density of construction in the town. These provisions are intended to control the massing, scale, and siting of structures and buildings. The NCD Bylaw displaces the Zoning Bylaw by generally empowering the NCD Commission to set its own requirements related to precisely these same categories. Section 5.10.3.c allows the Commission to “impose dimensional requirements that further the purposes of this by-law, including without limitation preventing Reviewable Projects inconsistent with the historic or architectural aspects, scale or massing, neighborhood or subdivision plan or layout, circulation patterns, or green space, open space, landscape, vegetation

or viewshed character of the NCD.”⁴¹ Section 5.10.3.d.1 goes even further to impose its own version of particular dimensional controls already expressly provided in the Zoning Bylaw: it requires 80% open space, a 100 foot setback,⁴² and a maximum building height of two and a half stories,⁴³ thus baldly supplanting the dimensional requirements set forth in Table 5.01 of the Zoning Bylaw. The NCD Bylaw’s usurpation of the Zoning Bylaw’s domain is made expressly clear by the concluding statements in both Section 5.10.11 and 5.10.3.d that, where the NCD Bylaw imposes stricter requirements than other bylaws, the NCD Bylaw shall prevail.⁴⁴

In fact, in replacing baseline dimensional requirements for a designated locale, the NCD Bylaw appears to operate in a similar manner to a mechanism already contained with the Zoning Bylaw – the creation of Special Districts. Pursuant to Section 5.06 of the Zoning Bylaw, the town may establish Special Districts encompassing certain areas of the town; these are meant to address “unique land use, environmental, architectural and other physical conditions” of certain neighborhoods which require particularized regulation. To address these factors, Special Districts are subjected to dimensional requirements which differ from those otherwise imposed by Table 5.01. Thus, not only is the imposition of generalized dimensional controls the province of the Zoning Bylaw, but even the act of designating special areas for particularized regulation is as well. The NCD Bylaw cannot usurp this power by filling geographic holes which have purposefully been left free of such particularized regulation. **Brookline**’s argument that its NCD districts “supplement” the Zoning Bylaw is no different from the town’s unavailing argument in *Spenlinhauer* that, because the “detailed and extensive” parking regulations in the zoning bylaw did not apply to single family homes, parking for that use could be properly regulated by a supplementary general bylaw. The court in *Spenlinhauer* rejected this, holding that the framework’s inapplicability to a particular use “does not create a hole the town can fill through enactment of general ordinances.” *Spenlinhauer v. Town of Barnstable*, supra, 80 Mass. App. Ct. at 140, 951 N.E.2d 967.

*11 In sum, the NCD Bylaw’s imposition of its own dimensional requirements – whether discretionarily crafted by the Commission, or delineated by the bylaw itself – regulates a field already comprehensively addressed by the Zoning Bylaw, and for precisely the same purpose. Though **Brookline** contends that the NCD Bylaw’s regulation of these

subjects permissibly supplements the Zoning Bylaw because it is tailored to specific neighborhoods, this argument employs “supplement” as a euphemism for “supplant.” They expressly regulate the same subject matter, and the NCD Bylaw serves to effectively replace the Zoning Bylaw’s requirements. As in *Rayco*, the NCD Bylaw’s effect is to “necessarily modif[y]” the zoning bylaw in such a way that it “ought to be considered as an amendment to the zoning by-law.” *Rayco Inv. Corp.*, supra, 368 Mass. at 394, 331 N.E.2d 910.

II. THE NCD BYLAW IMPERMISSIBLY INVADES THE PROVINCE OF CHAPTER 40C

Brookline next points to the fact that, apart from its dimensional regulations, the NCD Bylaw also regulates aesthetic architectural and landscaping elements through “design guidelines.” It contends that design has been traditionally regulated through **Brookline**’s general bylaws, rather than the Zoning Bylaw, as the latter only regulates such aesthetic and design elements for certain uses or structures or in certain areas of the **town**. Therefore, it argues, the subject matter regulated by the NCD Bylaw does not overlap with that of the Zoning Bylaw. Nor does it, **Brookline** contends, improperly overlap with G. L. c. 40C’s regulation of historic districts, but instead acts as a permissible alternative to the manner of regulation envisioned by that statute. Even assuming that the NCD Bylaw’s “design guidelines” could be practically severed from its dimensional regulations – a highly unlikely proposition, given the manner in which they are closely intertwined – the **town**’s contention that they are permissible subjects of the **town**’s general police power is still unavailing, as they do indeed intrude upon the domain of G. L. c. 40C.

First, it should be noted that the Zoning Bylaw does itself regulate design to a certain degree. Section 5.06 of the Zoning Bylaw imposes Special District Regulations on certain designated Special Districts in the **town**; these address “unique land use, environmental, architectural and other physical conditions” of particular neighborhoods which require further regulation. Not only do these Special District regulations alter the dimensional requirements to which the district would otherwise be subject, but they also subject an applicant to design review pursuant to Section 5.09 of the Zoning Bylaw. Section 5.09’s Design Review Guidelines provide for “individual detailed review of certain uses and structures which have a substantial impact upon the character of the **Town**....” This requires the Planning Board to submit design recommendations to the Board of Appeals, which must

then consider those recommendations as an additional factor when reviewing special permit applications. This design review includes consideration of “historic, traditional or significant uses, structures or architectural elements.” For one particular district, it provides that “any new structure shall be harmoniously related to nearby pre-existing structures and the street façade in terms of color, texture, materials, scale, height, setbacks, roof and cornice lines, signs, and design elements”⁴⁵

Plaintiff nonetheless agrees that the preservation of historic architectural design elements is indeed “more definitively”⁴⁶ regulated under Section 5.6 of the **town**’s general bylaws, titled “Preservation Commission and Historic Districts Bylaw,”⁴⁷ than by the Zoning Bylaw. **Brookline** likewise points to this section as proof that the NCD Bylaw’s proper place is amongst the **town**’s general bylaws.⁴⁸ However, the appearance of historic district regulation in the **town**’s general bylaws does not open the door to unrestrained regulation of the subject under the **town**’s home rule power, because Section 5.6 was enacted pursuant to and is governed by G. L. c. 40C. The NCD Bylaw’s regulation of historic design mimics that statute, and must likewise follow its necessary procedures. **Brookline**, contending that it did not have to follow the procedural requirements for adoption of a historic district bylaw as provided by G. L. c. 40C, §§ 3 and [¶] 4, does not argue that it has complied with those requirements.

*12 G. L. c. 40C pursues the “preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and **towns** or their architecture....” G. L. c. 40C, § 2. Similar to G. L. c. 40A’s mandate allowing **towns** to establish zoning districts only pursuant to specified procedures, G. L. c. 40C states that “[a] city or **town** may, by ordinance or by-law adopted by two-thirds vote ... establish historic districts subject to” a number of procedural requirements that must be followed “[p]rior to the establishment of *any historic district*.” G. L. c. 40C, § 3. (emphasis added) It is true that “[Chapter 40C] gives municipalities unfettered discretion whether to establish a historic district and, if so, what lands, buildings, and structures to include in that district.” *Springfield Preservation Trust, Inc. v. Springfield Library & Museums Ass’n*, 447 Mass. 408, 419, 852 N.E.2d 83 (2006). However, if a municipality does choose to establish a historic district, it must follow the statutory procedures for doing so.⁴⁹

The practical framework of G. L. c. 40C provides that no building permit shall issue in a historic district “for alteration of an exterior architectural feature” without a certificate of appropriateness, certificate of non-applicability, or certificate of hardship. G. L. c. 40C, § 6. In determining whether an alteration is historically appropriate,

the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law.

G. L. c. 40C, § 7.

The regulation of architectural design for the purposes of historic preservation under this framework, and under the comparable framework provided in **Brookline's** Preservation Commission and Historic Districts Bylaw, is no different from the regulation of design provided by the NCD Bylaw. Section 5.10.3.d.1 begins by articulating the history of the **Hancock Village** neighborhood, and describes the particulars of its historic architectural design. In addition to the dimensional requirements described above, the NCD Bylaw's substantive design guidelines govern the same exterior design features covered by **G. L. c. 40C, § 7**; and, like the statute, the NCD Bylaw requires evaluation of those features for compatibility with the surrounding neighborhood's historical character. It

provides for this evaluation with the aim of “preserving and protecting groups of buildings and their settings that are architecturally or historically significant,” which again directly mirrors the purpose set forth in G. L. c. 40C, § 2. It even calls for the same manner of approval – a “Certificate of Appropriateness” – as appears in the statute. Although **Brookline** contends that the NCD Bylaw differs in that it “allows **Brookline** to address issues beyond the scope of M.G.L. c. 40C,” the additional issues it lists – “landscape and urban issues such as protection of landscapes, open spaces, viewsheds”⁵⁰ – are simply the very same issues which themselves improperly fall within the purview of the Zoning Bylaw and G. L. c. 40A, as described above. A bylaw cannot escape categorization under either statute by packaging the content of one along with the other.

*13 The unavoidable conclusion is that, with regard to exterior design elements, the NCD Bylaw establishes a historic district of the type specifically envisioned by G. L. c. 40C. Accordingly, by purporting to enact the NCD Bylaw pursuant to **Brookline's** general home rule power, but without following the procedural requirements G. L. c. 40C, **Brookline** has frustrated that statute's purpose. See *Board of Appeals of Hanover v. Housing Appeals Comm.*, supra, 363 Mass. at 360, 294 N.E.2d 393. **Brookline** contends that G. L. c. 40C does not occupy the field of historic preservation, and that the NCD Bylaw may therefore regulate historic preservation without conforming to the requirements of the statute. As support for this contention, **Brookline** cites no applicable authority other than the Attorney General's memorandum, which itself concluded without citation to any precedent that G. L. c. 40C “neither explicitly or implicitly preempts other types of by-laws aimed at architectural or historic preservation.”⁵¹ There is no apparent reason, however, why the interaction between a municipality's general home rule power and the statutory scheme provided in G. L. c. 40C should differ in any way from the interaction between that power and the statutory scheme of G. L. c.

40A. The principles articulated in **Rayco and Spenlinhauer** apply just as much in the context of the former as they do in the latter. It might be so that the entire field of historic preservation, speaking broadly, is not preempted by G. L. c. 40C; however, it is not so difficult to determine that a **town** bylaw which singles out a district for historic preservation, utilizes a mechanism identical to that of G. L. c. 40C, does so for the same professed purpose, and does so in a **town** that has already accepted G. L. c. 40C, has trespassed on the purview of the statute. Were it otherwise, the statute's provision of

procedural requirements for the creation of a historic district would be meaningless, as municipalities could avoid them at will.

Accordingly, even if the NCD Bylaw's regulation of historic architectural design does not fall under the umbrella of G. L. 40A and the Zoning Bylaw, it is functionally identical to the historic districts governed by G. L. c. 40C, and would therefore in any event be required to follow that statute's procedural requirements for enactment.

III. THE ENACTMENT OF THE NCD BYLAW FAILED TO COMPLY WITH THE PROCEDURAL AND SUBSTANTIVE REQUIREMENTS OF CHAPTER 40A AND CHAPTER 40C

Because the NCD Bylaw's dimensional regulations are, in purpose and effect, an amendment to the **Brookline** Zoning Bylaw, the bylaw can only be valid if enacted pursuant to the procedures of G. L. c. 40A. It was not. **Brookline** argues that the process "substantially complied"⁵² with the provisions of G. L. c. 40A, and that this is sufficient to sustain the bylaw. It is not. In *Canton v. Bruno*, 361 Mass. 598, 603, 282 N.E.2d 87 (1972), the Supreme Judicial Court expressly rejected this same argument, then advanced by the **town** of Canton, that "substantial compliance" was sufficient to satisfy the procedural requirements of the predecessor statute to ~~G. L. c. 40A, § 5~~. Interpreting the same language that now appears in the current text of ~~§ 5~~, it held that "the Legislature mandated a rule of strict compliance by the plain language '[Zoning] ordinances or by-laws may be adopted ... *but only in the manner ... provided*" *Canton v. Bruno*, supra, 361 Mass. at 598, 282 N.E.2d 87. See *Penn v. Town of Barnstable*, 26 LCR 215, 217 (2018)*Penn v. Town of Barnstable*, 26 LCR 215, 217 (2018) (Vhay, J.). Cf. *McIntyre v. Selectmen of Ashby*, 31 Mass. App. Ct. 735, 739, 584 N.E.2d 1137 (1992) (noting that ~~G. L. c. 40, § 21(17)~~, which authorizes earth-removal ordinances, was enacted "to avoid the involved and strict procedural requirements for adopting or amending zoning ordinances and by-laws").

Brookline asserts that the numerous **town** and board meetings held concerning the NCD Bylaw were more than sufficient to provide notice and procedural protection equivalent to that available under Chapter 40A. Strict compliance, however, brooks no equivalence. It is not in dispute that **Brookline** failed to strictly comply⁵³ with the provisions of ~~G. L. c. 40A, § 5~~; accordingly, Section 5.10 of the **Brookline** General Bylaws, as enacted by the passage of Warrant Articles 5

and 6, cannot stand. Similarly, the NCD Bylaw failed to comply with G. L. c. 40C's procedural requirements for enactment. These failures include, among others, the failure to give written notice of the public hearing on the required report of a study committee at least fourteen days prior to the date of the required hearing. G. L. c. 40C, § 3, ¶ 1. **Brookline**'s contention, repeated once more, that it "substantially complied" with the requirements of G. L. c. 40C is just as unavailing the second time as the first. Thus, even if Section 5.10's regulation of historic exterior design in **Hancock Village** were severable from its dimensional regulations, the bylaw still could not survive.

*14 Of course, even had the **town** complied with the procedural requirements for the adoption of a zoning bylaw in ~~G. L. c. 40A, § 5~~, the bylaw as passed is invalid because it fails to include or incorporate (as was the **town**'s apparent intention) the many substantive protections and mechanisms of G. L. c. 40A. The NCD Bylaw, purporting to be a general bylaw, provides no protection for prior nonconforming uses or lots as required by ~~G. L. c. 40A, § 6~~; it does not recognize the zoning freeze provisions of the same section; it does not provide for zoning relief to be granted in the form of special permits or variances, but instead substitutes types of approvals and relief not sanctioned by G. L. c. 40A; it institutes as the local board granting approvals a commission composed in a manner not recognized or sanctioned by G. L. c. 40A; it does not provide for the notice or hearing requirements required by G. L. c. 40A, §§ 11 and ~~15~~; and perhaps most egregiously, by providing no specific avenue of appeal, it provides for what is only a limited record review by an action in the nature of certiorari instead of the more robust de novo review required by ~~G. L. c. 40A, § 17~~.

IV. THE NCD BYLW VIOLATES THE UNIFORMITY PROVISIONS OF G. L. c. 40A, § 4

Aside from its invalidity for failure to utilize the procedural requirements for adoption of a zoning bylaw, and its failure to include the substantive protections, noted above, required to be included in every zoning bylaw, the NCD Bylaw is also invalid because it violates the uniformity principles that are fundamental to the validity of any zoning laws, and which are required by G. L. c. 40A, § 4. Pursuant to that section, "[a]ny zoning ordinance or by-law which divides cities and **towns** into districts shall be uniform within the district for each class or kind of structures or uses permitted." G. L. c. 40A, § 4. A bylaw fails to provide uniformity where it is so

general in its grant of powers as to effectively provide a permit granting authority with unbridled discretion to fashion its own requirements on an ad hoc basis. See *SCIT, Inc. v. Planning Bd. of Braintree*, 19 Mass. App. Ct. 101, 108, 472 N.E.2d 269 (1984); *Fafard v. Conservation Comm'n of Reading*, 41 Mass. App. Ct. 565, 572, 672 N.E.2d 21 (1996). Such an improper delegation of legislative power results in a scheme in which criteria are “devised for the occasion, rather than of uniform applicability.” *Id.* at 572, 672 N.E.2d 21.

The seminal example of a violation of uniformity is provided by *SCIT v. Planning Board of Braintree*, where a town's zoning bylaw rendered every use in a particular district subject to a special permit, with the only rubric for consideration being the bylaw's general purpose clause.

See *SCIT, Inc. v. Planning Bd. of Braintree*, supra, 19 Mass. App. Ct. at 103-108, 472 N.E.2d 269. The Appeals Court found this to be invalid, holding that § 4 “does not contemplate ... conferral on local zoning boards of a roving and virtually unlimited power to discriminate” between different applications. *Id.* at 108, 472 N.E.2d 269. The bylaw violated the uniformity requirement of § 4 because “[i]t attempted to delegate to the board ... a new power to alter the characteristics of zoning districts, a power conferred ... only upon the legislative body of the city to be exercised only in the manner prescribed by [G. L. c. 40A] ... and it attempted to do this without furnishing any principles or rules by which the board should be guided, leaving the board unlimited authority to indulge in ‘spot zoning’ at its discretion or whim.” *Id.*, quoting *Smith v. Board of Appeals of Fall River*, 319 Mass. 341, 344, 65 N.E.2d 547 (1946). Cf. *Salvadore v. Town of Westborough*, Case No. 97-0547, 2002 WL 1554586, at *4, 2002 Mass. Super. LEXIS 199, at *3 (May 22, 2002) (bylaw which provided for adoption of dimensional requirements on a case-by-case basis for municipal structures was valid; though “structures in other zones, such as single-family residences, commercial or industrial structures” are amenable to uniform requirements, municipal uses – such as water towers and fire stations – are not).

The requirement for uniformity is not limited to zoning bylaws subject to G. L. 40A, § 4, but extends to other exercises of the police power as well. “In the administration of controls limiting the use of land – as with any exercise of the police power – uniformity of standards and enforcement

are of the essence.” *Fieldstone Meadows Dev. Corp. v. Conservation Comm'n of Andover*, 62 Mass. App. Ct. 265, 267, 816 N.E.2d 141 (2004), quoting *Fafard v. Conservation Comm'n of Reading*, supra, 41 Mass. App. Ct. at 569, 672 N.E.2d 21. For example, in *Fieldstone Meadows*, supra, 62 Mass. App. Ct. at 267 n.5, 816 N.E.2d 141, a conservation commission administering a local wetlands bylaw employed a policy prohibiting construction within twenty-five feet of bordering vegetated wetlands. This requirement was, however, not specifically laid out within the actual regulatory framework; moreover, it “provide[d] that ‘special justification’ could be advanced for proposals for building within the twenty-five foot zone.” The court held that this policy did not provide uniformity of application, and was a legally insufficient basis for the commission’s denial. *Id.*, at 270, 816 N.E.2d 141.

*15 Nonetheless, discretion in applying dimensional requirements is not *per se* delegation of authority resulting in a violation of the uniformity principle; it is only when a board’s discretion is truly unrestrained that uniformity is threatened. In *Emond v. Board of Appeals of Uxbridge*, supra, 27 Mass. App. Ct. at 632, 541 N.E.2d 380, a provision of the bylaw permitted the board to grant special permits for lots with less frontage or area than required by the bylaw’s dimensional requirement, as long as the lots were “in neighborhoods where there is a general pattern of house lots that deviate similarly” The court found no violation of § 4: “The by-law does not give the board unlimited discretion.... Adjustments to conform zoning standards to the circumstances of particular fact situations need not, we think, be made exclusively by establishing zoning districts on a neighborhood by neighborhood basis. Authorizing adjustments by special permit, subject to clear and uniform standards, does not violate the uniformity requirement of G. L. c. 40A, § 4.” *Id.* See also *MacGibbon v. Board of Appeals of Duxbury*, supra, 356 Mass. at 638, 255 N.E.2d 347 (“The by-law confers a measure of discretionary power to the board, but it does not confer unrestrained power to grant or withhold special permits by the arbitrary exercise of that discretion.”).

Here, the NCD Bylaw goes too far in delegating what is, in effect, an unrestrained power to legislate ad hoc zoning requirements. In particular, Section 5.10.3.c missteps in affording the Commission the general power to conjure up whatever dimensional requirements it sees fit on a case-by-

case basis. Section 5.10.3.c states, “The Commission may impose dimensional requirements that further the purposes of the by-law, including without limitation preventing Reviewable Projects inconsistent with the historic or architectural aspects, scale or massing, neighborhood or subdivision plan or layout, circulation patterns, or green space, open space, landscape, vegetation or viewshed character of the NCD.” Like the bylaw in *SCIT*, this provides virtually unlimited discretion, guided only by very general statements of purpose, to create dimensional zoning requirements from whole cloth, and to do so on a case-by-case basis, resulting in the very antithesis of uniform application.⁵⁴ See *SCIT, Inc. v. Planning Bd. of Braintree*, supra, 19 Mass. App. Ct. at 108, 472 N.E.2d 269. And, it provides not just the power to tweak the numerical element of a set dimensional constraint – such as *Emond's* downward adjustment of the frontage requirement – but also the power to create whatever new categories and types of dimensional constraints the Commission might imagine. Unlike *Emond*, the ability of the Commission to discretionarily create and impose its own dimensional requirements deprives the bylaw of the “clear and uniform standards” which must necessarily be articulated in the bylaw itself. *Emond v. Board of Appeals of Uxbridge*, supra, 27 Mass. App. Ct. at 632, 541 N.E.2d 380. The NCD Bylaw suffers from this deficiency whether it is classified as a zoning bylaw (as concluded above) or a general bylaw (as contended by **Brookline**).

V. THE NCD BYLAW CONSTITUTES IMPERMISSIBLE SPOT ZONING

*16 A variant of violation of the principle of uniformity required by G. L. c. 40A, § 4 is spot zoning. “Spot zoning involves the singling out for disparate treatment of one parcel of land from similar parcels in the same zoning district.” *Murphy v. City of Springfield*, Case No. 114481, 1987 WL 966132 *2 (Mass. Land Court, 1987) (Fenton, J.), aff'd 25 Mass. App. Ct. 1121, 522 N.E.2d 1017 (Rule 1:28 Decision). “ ‘Spot zoning’—singling out a parcel of land for special treatment as compared to other parcels in the same zoning district—is unlawful.” *Canteen Corp. v. City of Pittsfield*, 4 Mass. App. Ct. 289, 293, 346 N.E.2d 732 (1975). Where a single parcel is re-zoned at the behest of citizens objecting to a particular proposed use of the parcel, such re-zoning violates the uniformity principle and is invalid spot zoning.

Schertzer v. City of Somerville, 345 Mass. 747, 752, 189 N.E.2d 555 (1963).

A zoning amendment “will be sustained unless there exists no substantial relation between it and the expressed purposes of [G. L. c. 40A].” *Id.* at 751, 189 N.E.2d 555. “If the reasonableness of a zoning regulation is fairly debatable, the judgment of the local legislative body (here the zoning commission of Boston) should be sustained and the reviewing court should not substitute its own judgment. Nevertheless, a zoning ordinance or by-law will be held invalid if it is unreasonable or arbitrary, or substantially unrelated to the public health, safety, convenience, morals or welfare.” *National Amusements, Inc. v. City of Boston*, 29 Mass. 305, 309-310, 560 N.E.2d 138 (1990)*National Amusements, Inc. v. City of Boston*, 29 Mass. 305, 309-310, 560 N.E.2d 138 (1990) (citations omitted).

The re-zoning of a single lot of land “at the instigation of citizens who objected to a particular proposed business use,” setting it apart from other similar adjacent uses, “constitute[s] arbitrary and unreasonable action.” *Schertzer v. City of Somerville*, supra, 345 Mass. at 752, 189 N.E.2d 555. This is so even if the target site of the re-zoning is large enough that it would not ordinarily be unreasonable for it to be treated as a subject of re-zoning. In *National Amusements, Inc. v. City of Boston**National Amusements, Inc. v. City of Boston*, the Appeals Court upheld a judgment of the Land Court invalidating the re-zoning of a 13.8-acre parcel from business use to residential, holding that zoning changes, “which have no better purpose than to torpedo a specific development on a specific parcel are considered arbitrary and unreasonable.” *National Amusements, Inc. v. City of Boston*, supra, 29 Mass. at 312, 560 N.E.2d 138.

There is no doubt that **Brookline's** purpose in adopting the NCD Bylaw and the **Hancock Village** NCD Bylaw was the same purpose deemed invalid in *Scherzer* and *National Amusements*: to frustrate a single property owner's efforts to develop a particular use on its property. See *Schertzer v. City of Somerville*, supra, 345 Mass. at 752, 189 N.E.2d 555; *National Amusements, Inc. v. City of Boston*, supra, 29 Mass. at 312, 560 N.E.2d 138. In August, 2011, the plaintiff submitted an application package to the **town's** building commissioner seeking a “Major Development Impact Review” for an immediate proposal to build 31 single-family dwellings as well as multi-family housing at **Hancock**.

Village.⁵⁵ An August 29, 2011 memorandum by the building commissioner confirms that the single-family part of the proposal, and probably the multi-family portion as well, could be approved by special permits issued by the board of appeals.⁵⁶

The proposal to adopt the NCD Bylaw and the **Hancock Village** NCD Bylaw followed directly, with, as noted above, an explicit written acknowledgment by the **Brookline** Advisory Committee Subcommittee on Planning and Regulation that “[t]he impetus for [Article 6 of the **Town** Warrant adopting the **Hancock Village** NCD Bylaw] comes from the proposals by [the owner of **Hancock Village**] to add as many as 466 new housing units to **Hancock Village** ... [the owner's] most recent proposal (August 2011) is a major impact project that includes 31 detached single-family houses and 162 units in a multi-family building. The Planning Board, Building Commissioner, Preservation Commission, Department of Public Works (Traffic and Engineering), and Housing Advisory Board all have begun to review the proposal.”⁵⁷ The Board of Selectmen also made it abundantly clear that the **town's** intention in adopting Article 6 was to force **Hancock Village** to remain the quaint garden-style apartment complex it has been since first built in 1949. In the Board of Selectmen's “Supplemental Recommendation” to the **Town** Meeting on the subject of Article 6, the Selectmen wrote:

*17 **Hancock Village** was designed and constructed in accordance with commitments made by the developer John **Hancock** Insurance Company, including not only a commitment that there would be a buffer strip along the side of the land facing Russett and Beverly Roads, but also an agreement that the area would be a “garden **village** type of housing” development, with horizontally divided (as opposed to vertically divided **town**-house type units) not exceeding 25% of the units, with flat roofs not exceeding 25% of the buildings, with building coverage not exceeding 20% of the area, and with no building over 2 stories in height.

...

The design guidelines in Article 6 are intended to ensure that the development and alterations within the **Hancock Village** area are compatible with the existing neighborhood and abutting properties ... to provide “an additional layer of protection for existing residents of **Hancock Village** and its immediate surroundings.”⁵⁸

These explicit acknowledgments of the purpose of the proposed warrant articles, coming from the committee charged with reviewing the proposed warrant articles prior to their consideration by the **town** meeting and from the board of selectmen, in combination with the surrounding undisputed circumstances of the adoption of Warrant Articles 5 and 6, including their timing in light of **Hancock Village**'s submission of its development proposal,⁵⁹ compel the inference that in adopting the two NCD bylaws, “the **town** was concerned only with blocking the plaintiff[s] development.”⁶⁰ *Pheasant Ridge Associates Ltd. Partnership v. Town of Burlington*, 399 Mass. 771, 779, 506 N.E.2d 1152 (1987). Where the undisputed record allows the court to draw such an inference, the **town's** action, even adopted by **town** meeting, may be invalidated.⁶¹ *Id.* (facially valid eminent domain taking for park purposes invalidated where undisputed record allowed inference that true purpose was to block proposed G. L. c. 40B development).

The NCD Bylaw and the **Hancock Village** NCD Bylaw, although facially not adopted as zoning amendments, were, for the reasons stated above, bound to comply with the principles governing the adoption of zoning amendments, and also for the reasons stated above, violated the requirements for uniformity that prohibit spot zoning.

CONCLUSION

For the foregoing reasons, the plaintiff's Motion for Summary Judgment is ALLOWED, and the defendant's Motion for Summary Judgment is DENIED. The court need not address the plaintiff's arguments as to the unconstitutional vagueness of the NCD Bylaw, as it invalid for the independent grounds articulated above. Because it failed to adhere to the procedural and substantive requirements of G. L. c. 40A and G. L. c. 40C, and fails to provide for uniformity of application, the enactment of Warrant Articles 5 and 6 was beyond the scope of the **town's** power and authority, and Section 5.10 of the **Brookline** General Bylaws, in its entirety, is accordingly invalid and of no force and effect.⁶⁰ Judgment will enter in accordance with this decision.

All Citations

Not Reported in N.E. Rptr., 2019 WL 4189357

Footnotes

- 1 Chico Marx and Groucho Marx, *The Marx Brothers' Monkey Business* (Paramount Pictures 1931); directed by Norman Z. McLeod, screenplay by S. J. Perelman.
- 2 Fifty acres of the plaintiff's property are in **Brookline**; the other 20 acres are in Boston.
- 3 Agreed Facts ¶¶ 1-2, 10.
- 4 Agreed Facts ¶ 12.
- 5 Joint Appendix pp. 784, 1170, 1172.
- 6 Agreed Facts ¶ 21. The exact date on which they were proposed is not in the record.
- 7 Joint Appendix pp. 394-404.
- 8 Complaint Ex. A.
- 9 Agreed Facts ¶ 36; Joint Appendix pp. 394-404.
- 10 Agreed Facts ¶ 27.
- 11 Agreed Facts ¶ 24.
- 12 Agreed Facts ¶¶ 28-29; Supplemental Statement of Agreed Facts ¶¶ 29-29(b).
- 13 Agreed Facts ¶ 32; Joint Appendix pp. 376-389. The Attorney General's letter concluded: "[A]lthough the question is close, we cannot say it is clear that the amendments adopted under Article 5 and 6 were required to be adopted as zoning by-laws. Portions of the amendments reflect the 'nature and effect' of a zoning by-law, but other portions do not. Therefore, based upon the Attorney General's limited scope of review and the presumption of validity of municipal by-laws, we must approve them, as we have in the case of two other **towns'** general (not zoning) by-laws creating NCDs. However, we have concerns regarding various provisions of the amendments, as detailed below In sum, our review of the amendments adopted under Article 5 reveals that they carry many of the features of a zoning by-law, and an argument could be made that the **Town** has frustrated the purpose of the Zoning Act by not adopting them as such. However, based on the Attorney General's limited standard of review, and because there is no Massachusetts case establishing that such by-laws must be adopted as zoning by-laws, we are constrained to approve them." Joint Appendix pp. 379, 384.
- 14 Agreed Facts ¶ 39; Joint Appendix p. 1170.
- 15 See July 17, 2018 Notice of Docket Entry in *The Town of Brookline v. Brookline Zoning Board of Appeals*, Case No. 15 MISC 000072.
- 16 Agreed Facts ¶ 37.
- 17 Complaint ¶¶ 28-62.
- 18 Joint Appendix pp. 635, 877.
- 19 Joint Appendix pp. 637-638.
- 20 Joint Appendix p. 638.
- 21 Joint Appendix p. 636.
- 22 Joint Appendix pp. 639, 894.
- 23 Joint Appendix pp. 640-641, 897.
- 24 Joint Appendix pp. 637, 879.
- 25 Joint Appendix pp. 652-655, 879-882.
- 26 Joint Appendix pp. 644, 880-881.
- 27 Joint Appendix pp. 645, 881-882.
- 28 Joint Appendix p. 694.
- 29 Joint Appendix pp. 694, 754.
- 30 Joint Appendix p. 759
- 31 Joint Appendix p. 781.
- 32 Joint Appendix pp. 787-789.

- 33 Complaint ¶ 24 (NCD Bylaw will prevent development of 28 lots assessed as single-family lots in single-family zoning district because of imposition of “greenbelt” setback buffer by NCD Bylaw); Complaint ¶ 27 (NCD Bylaw would impact ability to build proposed community center otherwise allowed by local zoning).
- 34 Joint Appendix, p. 1179.
- 35 “The impetus for [the warrant article imposing a Neighborhood Conservation District on **Hancock Village**] comes from proposals by [the owner of **Hancock Village**] to add as many as 446 new housing units to **Hancock Village**/// “Report on Article 6: **Hancock Village** Neighborhood Conservation District.” Joint Appendix pp. 1296-1297.
- 36 In the face of **Brookline’s** repeated references to comparable bylaws in other municipalities, the court is compelled to note that its decision in the present case invalidates a section of **Brookline’s** bylaw, and **Brookline’s** alone; the court passes no judgment on the validity of any other municipality’s bylaw, no matter how similar. Those other bylaws are not before the court. The validity of each depends on an analysis of its particulars, and the court is neither inclined nor empowered to undertake such an analysis within the context of the present dispute.
- 37 Section 5.10.1, NCD Bylaw. Joint Appendix p. 875. Although not discussed by the parties, it appears that by purporting to give NCD Commissions the power to regulate “subdivision plans and layouts” the NCD Bylaw also impermissibly invades the exclusive province of the **Brookline** Planning Board under the Subdivision Control Law, G. L. c. 41, §§ 81K, et seq. This is another basis of the invalidity of the NCD Bylaw.
- 38 The NCD Bylaw gives the Commission the unfettered discretion to “impose dimensional regulations that further the purposes of this by-law...” Section 5.10.3.c, NCD Bylaw. Joint Appendix p. 879.
- 39 It must be recognized that such regulation of dimensional characteristics is not *always* a function purely of zoning; though zoning must be the default classification of such ordinances, comparable regulation may appear in a non-zoning context when specifically provided by statute. G. L. c. 40C, § 7, for example, does specifically allow a historic commission to “in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law.” However, as discussed further below, the NCD Bylaw was not passed pursuant to G. L. c. 40C or any other particular statute specifically authorizing this manner of regulation.
- 40 Joint Appendix p. 694.
- 41 Joint Appendix p. 879.
- 42 As the plaintiff correctly points out, the provision prohibiting the “[a]ddition of new impervious surfaces within 100 feet of abutting properties,” though unusual in its wording, operates identically to a traditional setback requirement.
- 43 Sections 5.10.3.d.1.ii.a; 5.10.3.d.1.v.d and e. Joint Appendix pp. 881-882.
- 44 Joint Appendix pp. 891, 899.
- 45 Joint Appendix p. 789, “Specific Standards for Beacon Street and Coolidge Corner General Business District.”
- 46 Plaintiff’s Memorandum in Support, p. 55.
- 47 Joint Appendix pp. 851-859.
- 48 **Brookline** points to a number of other general **town** bylaws for the same proposition, but none contain any comparable regulation of architectural design, and need not be addressed in depth. The other general bylaws cited as ostensibly similar to the NCD Bylaw’s design regulation include Section 8.26, which regulates storm drains for the purpose of “eliminat[ing] non-stormwater discharges”; Section 8.27, which governs wetlands protection; Section 5.1, regulating the connection of an alarm to a police station; Section 5.2, regulating condominium health and safety; Section 5.4, which governs refuse pick-up; Section 5.8, which regulates signs; and Section 5.9, which adopts the provisions of 780 CMR 120.AA for the construction of energy-efficient buildings.
- 49 That is, provided that the municipality has accepted the provisions of the chapter and it has thereby become effective in the municipality. See *Allen v. Old King’s Highway Reg’l Historic Dist.*, 2000 Mass. App. Div. 330, 332 (2000). It is clear that **Brookline** has done so, as it has a historic preservation bylaw passed expressly under G. L. c. 40C.

- 50 Defendant's Memorandum of Law in Response, p. 22.
- 51 Joint Appendix p. 385.
- 52 **Brookline's** Memorandum in Response to Plaintiff's Motion for Summary Judgment, p. 14.
- 53 There appears to be some dispute as to whether the plaintiff complied with a number of § 5 requirements. For example, the plaintiff contends that the Planning Board held a meeting concerning the NCD Bylaw, but it did not hold a "public hearing" as required by § 5, and did not provide proper notice that the meeting's subject matter would be the consideration of a zoning ordinance; **Brookline**, on the other hand, contends that two public hearings were indeed held. A Planning Board memorandum states that "The Planning Board held two meetings on Articles 5 & 6, one of public testimony ... and one for board discussion." Joint Appendix p. 203. There is also no indication in the record of precisely when Articles 5 and 6 were first submitted to the Board of Selectmen, for the purpose of evaluating compliance with the requirement that a Planning Board hearing be held within 65 days of the Articles' submission. Regardless, it has never been in dispute that Articles 5 and 6 were not specifically noticed as an amendment to the Zoning Bylaw; a failure to specifically identify a bylaw as Chapter 40A zoning (let alone what appears to be **Brookline's** concerted effort to emphasize that the NCD Bylaw was *not* zoning, but instead an alternative to zoning) is necessarily a "misleading" defect for the purposes of G. L. c. 40A, § 5 ¶ 2. Moreover, as discussed below, the bylaw likewise fails to comply with G. L. c. 40A's substantive requirements.
- 54 **Brookline** asserted at oral argument that Section 5.10.3.d.1's provision of particular dimensional requirements for **Hancock Village** meant that the Commission could not craft its own additional dimensional requirements through Section 5.10.3.c, and would be limited to those contained in Section 5.10.3.d. This reading does not comport with the plain meaning apparent in the text. Section 5.10.3.c generally empowers the Commission to "impose dimensional requirements that further the purposes of the by-law" and provides examples of the types of requirements it may impose. Section 5.10.3.d.1, applicable to **Hancock Village** in particular, states that structures "shall be compatible with the existing buildings in the district," and shall not have a "significant negative impact on historical architectural or landscape elements." Although it then provides a number of specific requirements within each of these categories, it states that the categories "shall include, but not be limited to" those specifically-provided requirements. Both 5.10.3.c and Section 5.10.3.d.1 provide the Commission with the discretion to impose its own requirements which do not specifically appear in Section 5.10.3.d.1.
- 55 Joint Appendix pp. 1169-1170.
- 56 Joint Appendix pp. 127-129.
- 57 Joint Appendix p. 1297.
- 58 Joint Appendix, pp. 632-633.
- 59 At a public hearing on the proposed warrant articles on September 20, 2011, a member of the Board of Selectmen expressed concern that the NCD might not be passed in time to stop the approval of **Hancock Village's** major project impact review application: "Is any understanding or concern about when this – the – NCD would have to be passed in relation to the building application – the building permit application or the approval of that application? Is there – Is there a point at which the fact that we've – declared a NCD is too late in the process?" Joint Appendix p. 136.
- 60 It must be noted that the **Hancock Village** NCD is not the only NCD to exist as a subsection within the overall framework of Section 5.10: enacted as Section 5.10.3.d.2. is the "Greater Toxteth Neighborhood Conservation District." While the validity of this other NCD was not directly at issue in this case, the necessarily wholesale invalidation of the enabling sections of Section 5.10 for the reasons enumerated above logically precludes the independent survival of that other NCD.

History (2)

Direct History (2)

1. Hancock Village I, LLC v. Town of Brookline
2019 WL 4189357 , Mass.Land Ct. , Sep. 04, 2019

Judgment Entered by

2. Hancock Village I, LLC v. Town of Brookline
2019 WL 4187764 , Mass.Land Ct. , Sep. 04, 2019

Hancock Village I, LLC v. Town of Brookline, Not Reported in N.E. Rptr.

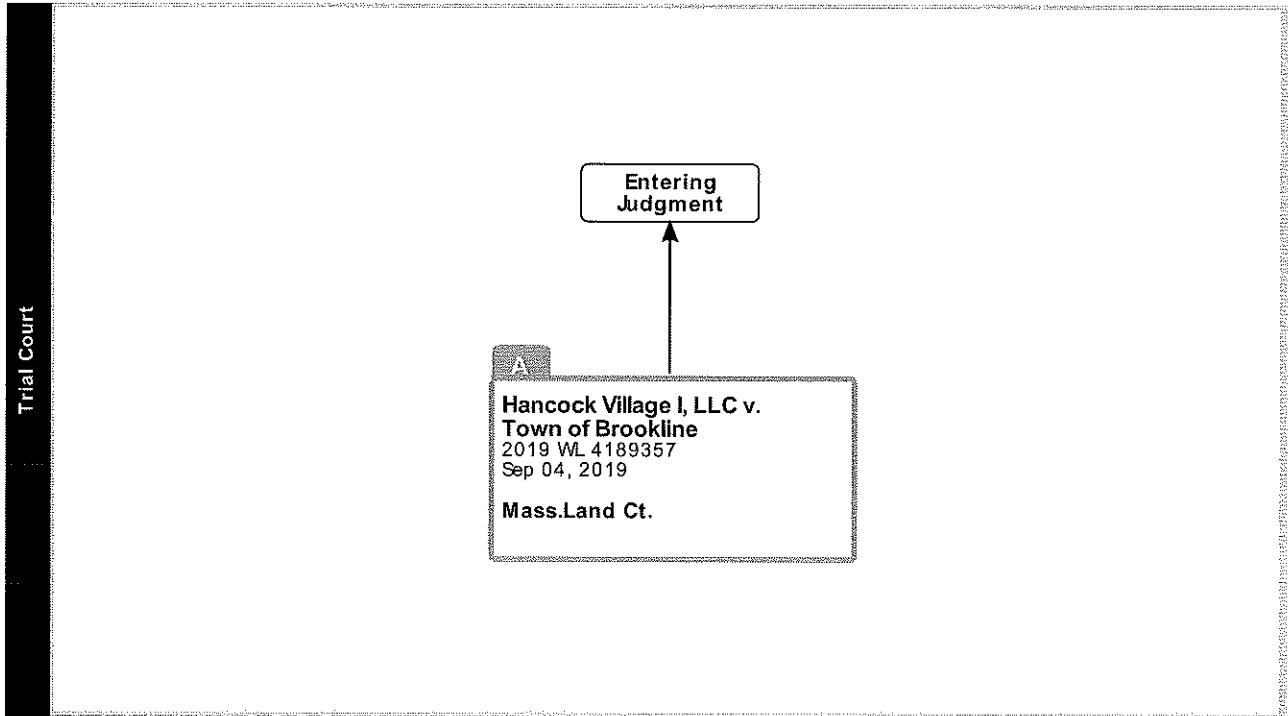


Table of Authorities (32)

Treatment	Referenced Title	Type	Depth	Quoted	Page Number
Cited	1. Alien v. Old King's Highway Regional Historic Dist. 2000 WL 1876571, Mass.App.Div., 2000 This appeal seeks judicial review and annulment of a decision of the Old King's Highway Regional Historic District approving a Certificate of Appropriateness sought by James...	Case			12
Cited	2. American Sign and Indicator Corp. v. Town of Framingham 399 N.E.2d 41, Mass.App.Ct., 1980 Action was brought to declare that portion of town's sign bylaw, which affected changing message signs, was null and void. The Superior Court, Middlesex County, Mitchell, J., held...	Case			8
Cited	3. Anderson v. Liberty Lobby, Inc. 106 S.Ct. 2505, U.S.Dist.Col., 1986 Libel action was brought against magazine, its publisher, and its chief executive officer. The United States District Court for the District of Columbia, 562 F.Supp. 201, granted...	Case			7
Cited	4. Attorney General v. Bailey 436 N.E.2d 139, Mass., 1982 Attorney General and Commissioner of Education brought action in which they sought declaration that certain persons were required to report to superintendent of schools the name,...	Case			7
Cited	5. Board of Appeals of Hanover v. Housing Appeals Committee in Dept. of Community Affairs 294 N.E.2d 393, Mass., 1973 Two suits in equity were brought by Board of Appeals of town of Hanover and Board of Appeals of town of Concord seeking review of decisions of Housing Appeals Committee reversing...	Case			8+
Cited	6. Canteen Corp. v. City of Pittsfield 346 N.E.2d 732, Mass.App.Ct., 1976 Proceeding was brought to determine validity of city zoning ordinance amendment which reclassified petitioner's land as residential. The Land Court, Sullivan, J., held that...	Case			16
Cited	7. Community Nat. Bank v. Dawes 340 N.E.2d 877, Mass., 1976 An individual who had signed the promissory note of a corporation appealed from the action of the Superior Court, Middlesex County, McNaught, J., in holding him liable as an...	Case			7

Treatment	Referenced Title	Type	Depth	Quoted	Page Number
Distinguished	<p>8. Emond v. Board of Appeals of Uxbridge 541 N.E.2d 380, Mass.App.Ct., 1989 Abutters brought action to challenge decision of town's board of appeals granting special permit for home construction. The Superior Court, Worcester County, William C. O'Neil,...</p>	Case		"	9+
Cited	<p>9. Fabiano v. City of Boston 730 N.E.2d 311, Mass.App.Ct., 2000 REAL PROPERTY - Zoning and Planning. Amendment restricting historic row houses to residential use was not impermissible spot zoning.</p>	Case		"	9
Cited	<p>10. Fafard v. Conservation Com'n of Reading 672 N.E.2d 21, Mass.App.Ct., 1996 Wetlands. Municipal conservation commission arbitrarily denied permission for landowner to build house close to buffer zone of vegetation required between construction and...</p>	Case		"	14+
Discussed	<p>11. Fieldstone Meadows Development Corp. v. Conservation Com'n Of Andover 816 N.E.2d 141, Mass.App.Ct., 2004 GOVERNMENT - Municipalities. Conservation commission's denial of application was improperly based on a policy existing outside of the regulatory framework.</p>	Case		"	14+
Cited	<p>12. Gamache v. Town of Acushnet 438 N.E.2d 82, Mass.App.Ct., 1982 Property owners brought declaratory judgment action and appeal from decision of town board of zoning appeals denying their request for variance and nonconforming use permit to...</p>	Case		"	6+
Cited	<p>13. Hamel v. Board of Health of Edgartown 664 N.E.2d 1199, Mass.App.Ct., 1996 Clean Water. Town board of health regulation prohibiting construction of new guesthouses in effort to address declining water purity was valid.</p>	Case		"	8+
Cited	<p>14. Hansen & Donahue, Inc. v. Town of Norwood 809 N.E.2d 1079, Mass.App.Ct., 2004 REAL PROPERTY - Zoning and Planning. Neighbors had standing to challenge whether land could be used for discontinued ambulance service.</p>	Case		"	6+

Treatment	Referenced Title	Type	Depth	Quoted	Page Number
Distinguished	15. Lovequist v. Conservation Commission of Town of Dennis 393 N.E.2d 858, Mass., 1979 Developer brought action challenging denial by town conservation commission of its application to construct access road across cranberry bog. The Superior Court, Barnstable County,....	Case			8+
Cited	16. MacGibbon v. Board of Appeals of Duxbury 255 N.E.2d 347, Mass., 1970 Proceeding upon bill in equity appealing from decision of Board of Appeals denying special permit to excavate and fill a portion of shoreland. The Superior Court, Lurie, J.,....	Case			9+
Cited	17. Mantoni v. Board of Appeals of Harwich 609 N.E.2d 502, Mass.App.Ct., 1993 Zoning. There is no requirement that Attorney General be given notice of proceeding brought under statute providing for judicial determination of validity of municipal zoning...	Case			6+
Cited	18. McIntyre v. Board of Selectmen of Ashby 584 N.E.2d 1137, Mass.App.Ct., 1992 After excavators received special permit for removal of sand and gravel from zoning board of appeals, board of selectmen denied application for permit under town's general bylaw...	Case			13
Cited	19. Murphy v. City of Springfield 1987 WL 966132, Mass.Land Ct., 1987 In this case, the plaintiff challenges the validity of an amendment to a municipal zoning ordinance by which the zoning designation of the plaintiff's property was changed. The...	Case			16
Cited	20. Ng Brothers Const., Inc. v. Cranney 766 N.E.2d 864, Mass., 2002 REAL PROPERTY - Liens. Perfecting mechanic's lien is possible without filing or recording notice of substantial completion.	Case			7+
Cited	21. Pheasant Ridge Associates Ltd. Partnership v. Town of Burlington 506 N.E.2d 1152, Mass., 1987 Town, acting through its selectmen, purported to take 14.5-acre parcel of property for purposes of park, recreation, and construction of moderate income housing. Property owners,...	Case			17+

Treatment	Referenced Title	Type	Depth	Quoted	Page Number
Examined	<p>22. Rayco Inv. Corp. v. Board of Selectmen of Raynham 331 N.E.2d 910, Mass., 1975 Applicant for trailer park license filed bill for declaratory relief concerning the effect of a purported town bylaw on its right to operate a mobile home park. The Superior...</p>	Case			8+
Cited	<p>23. Rogers v. Town of Norfolk 734 N.E.2d 1143, Mass., 2000 REAL PROPERTY - Zoning and Planning. Town's bylaw restricting size of child care facilities was facially valid, but invalid as applied.</p>	Case			9
Cited	<p>24. Salvadore v. The Town of Westborough 2002 WL 1554586, Mass.Super., 2002 FRANCIS R. FECTEAU, Justice. This is an action pursuant to the provisions of G.L.c. 40A, § 17, that seeks judicial review of the decision of the Zoning Board of Appeals ("board")...</p>	Case			14
Discussed	<p>25. Schertzer v. City of Somerville 189 N.E.2d 555, Mass., 1963 Proceeding on petition to determine validity of amendment to zoning ordinance. By amendment petitioners alleged the invalidity of two ordinances. The Land Court, Fenton, J., held...</p>	Case			16+
Discussed	<p>26. SCIT, Inc. v. Planning Bd. of Braintree 472 N.E.2d 269, Mass.App.Ct., 1984 Development corporation which was denied a special permit by town planning board to build an office building on land zoned a business district filed a complaint against the town...</p>	Case			14+
Mentioned	<p>27. Smith v. Board of Appeals of Fall River 65 N.E.2d 547, Mass., 1946 Suit in equity by Clifford E. Smith and others against the Board of Appeals of Fall River to have amendment to Fall River Zoning Ordinance declared invalid and decisions thereunder...</p>	Case			14
Discussed	<p>28. Spenlinhauer v. Town of Barnstable 951 N.E.2d 967, Mass.App.Ct., 2011 REAL PROPERTY - Zoning and Planning. Limits on overnight off-street parking in residential areas was a matter for regulation through town's zoning power.</p>	Case			10+
Cited	<p>29. Springfield Preservation Trust, Inc. v. Springfield Library and Museums Ass'n, Inc. 852 N.E.2d 83, Mass., 2006 REAL PROPERTY - Zoning and Planning. City's intent to exempt buildings from historical commission's review powers could be honored in part.</p>	Case			12

Treatment	Referenced Title	Type	Depth	Quoted	Page Number
Cited	30. Town of Canton v. Bruno 282 N.E.2d 87, Mass., 1972 Bill in equity by which town sought to enjoin defendants from excavating or removing or permitting excavation or removal of gravel or other earth material from land owned by them...	Case			13+
Cited	31. Trustees of Tufts College v. City of Medford 616 N.E.2d 433, Mass., 1993 Zoning. College could not be prospectively enjoined from applying its ordinance to future construction projects in core area of college campus or to future projects similar to...	Case			9
Cited	32. Valley Green Grow, Inc. v. Town of Charlton 2019 WL 1087930, Mass.Land Ct., 2019 On November 4, 2016, the voters of the Commonwealth voted YES to Question 4, authorizing the legalization, regulation and taxation of recreational cannabis in the Commonwealth of...	Case			6+

Negative Treatment

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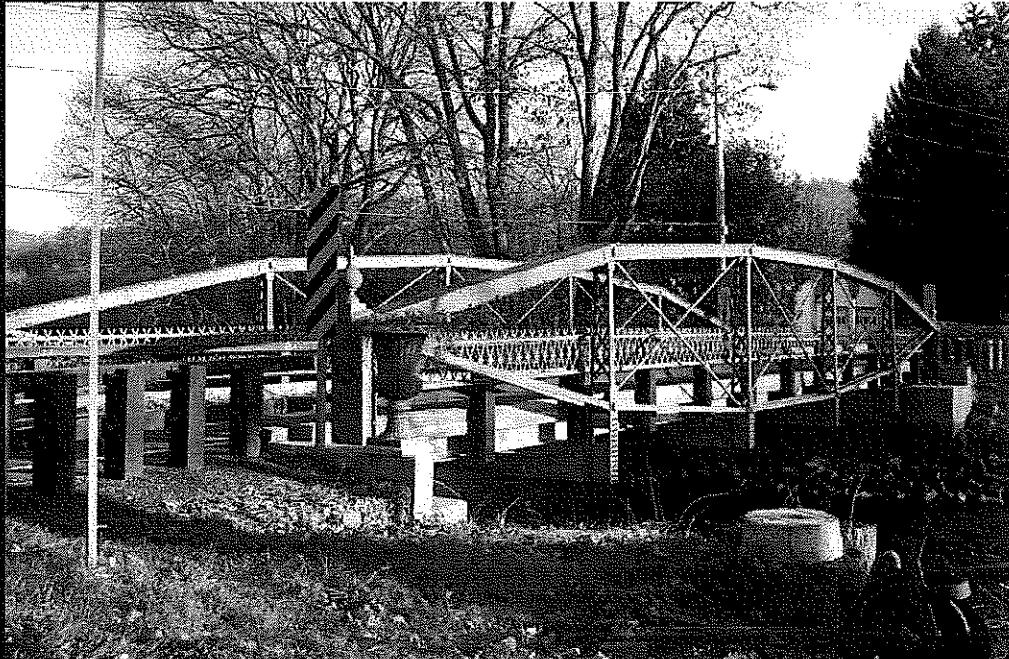
Citing References

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Filings

There are no Filings for this citation.

Massachusetts State Historic Preservation Plan 2011–2015



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Secretary of the Commonwealth
MASSACHUSETTS HISTORICAL COMMISSION
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February 14, 2011



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On the cover:

Pending for listing in the National Register of Historic Places, the Crossman Bridge located in the town of Warren was recently rehabilitated. The bridge is a wrought-iron single-span lenticular pony truss bridge originally built in 1888.

The *Massachusetts State Historic Preservation Plan 2011-2015* has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. This program receives Federal funds from the National Park Service. The U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or handicap in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, 1849 C Street NW, Room 1324, Washington, DC 20240.

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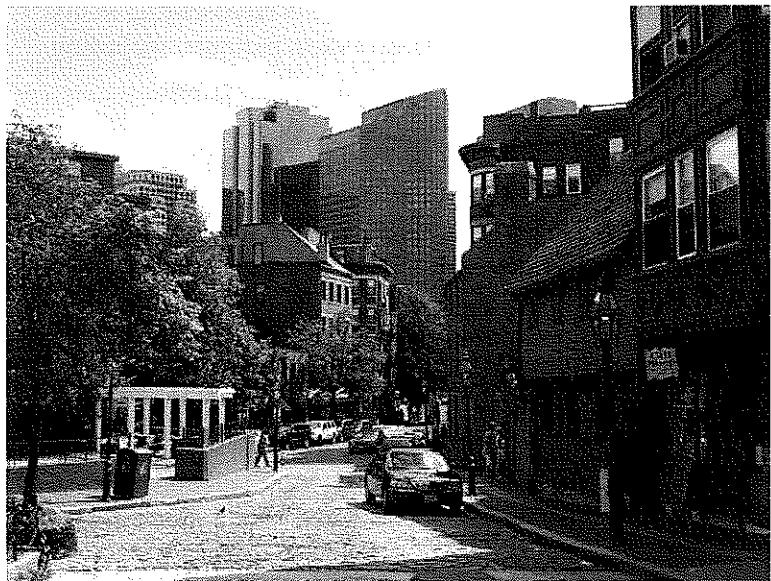
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Highlands Historic District, Fall River

Introduction

For over 10,000 years, human activity has shaped the landscape of this Commonwealth. Today, this landscape has stories to tell everywhere we look. Whether they are archaeological sites associated with Native American inhabitants, wood framed structures from early European settlement or factory villages adjacent to water powered sites, the landscapes of Massachusetts offer variety and interest that enhance the quality of life for residents and visitors alike. Today, the Massachusetts landscape is multi-layered as human activity on the landscape has shifted and shifted again.



The Paul Revere House located in the North End, Boston

The buildings, bridges, parks, burial grounds, agricultural landscapes, mill housing, industrial complexes, archaeological sites and the many other historic and cultural resources found in the cities and towns of Massachusetts are significant to our understanding of our past. They establish our sense of connection to our communities and they are the very reason people choose to live, work, and visit here.

As irreplaceable significant historic and cultural resources have been threatened or

destroyed, advocates for their preservation have organized, voiced their concern, and worked tirelessly to protect them. Today, a network of local commissions, local and state non-profit organizations and state government agencies work to assure that historic resources remain an integral part of our cities and towns while still allowing growth, change, and new patterns of development.

This State Historic Preservation Plan for 2011-2015 offers the chance for all of us to recognize our past accomplishments, view the challenges ahead, and see how we can all work together towards a Commonwealth that continues to reflect the stories of everyone in the historic landscape around us.

The Massachusetts State Historic Preservation Plan 2011–2015

As the State Historic Preservation Office, the Massachusetts Historical Commission (MHC) is responsible for taking the lead in preparing the five-year state historic preservation plan. The MHC is responsible for ensuring that its programs and activities further the broad goals, objectives, and priorities outlined in this plan. While the Massachusetts Historical Commission is the primary user of the plan, it is meant to be a plan that will be useful for all preservation

partners at the local, state, and national levels. The preservation community in Massachusetts includes well over 500 organizations as well as many more organizations directly involved with historic resources or with the management of historic resources. At over 450, local historic district commissions and historical commissions make up the majority of the preservation organizations statewide. In reviewing this plan, local historical commissions and historic district commissions will note their own goals, challenges, and accomplishments. Likewise, so will the many other organizations highlighted in this plan. Unlike previous state historic preservation plans, the goals section of this plan includes the organization responsible for carrying out each objective.

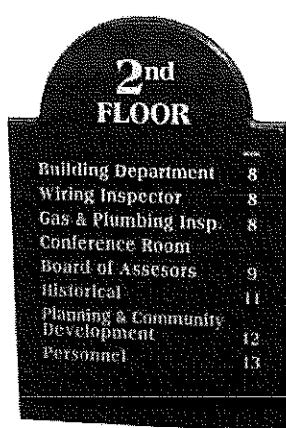
This plan reflects the input, discussion, and hard work of many individuals representing many different agencies and groups. Its goal is to provide all of the preservation partners, including municipal governments, state agencies, regional and statewide organizations and the Massachusetts Historical Commission with a clear direction on how best to protect the irreplaceable historic and cultural resources of Massachusetts.

For the Massachusetts Historical Commission this plan has particular importance. Each year, the Massachusetts Historical Commission develops an Annual Work Program, based on the State Plan, that describes the implementation priorities and the specific tasks necessary to accomplish the goals of the State Plan within existing legislative, funding, and staffing opportunities and constraints.

Creating the 2011-2015 Massachusetts State Historic Preservation Plan

The development of the 2011-2015 State Historic Preservation Plan began in late 2009 with a review of the content of the previous 2006-2010 State Historic Preservation Plan for accomplishments, outstanding goals, and remaining challenges. Following a review of current state historic preservation plans from other states, a general outline for a new state historic preservation plan began taking shape.

During December 2009 and January 2010, a list of Advising Organizations was developed. This list included over 80 organizations representing historic preservation partners at the local, regional, and state level as well as state agencies and non-profit organizations involved with historic resources.



During early 2010, MHC staff compiled a revised Municipal Status Database that compiled information on preservation activities for the 351 cities and towns in Massachusetts during the previous five-year planning cycle. Information included the general level of preservation activity, historic property surveys undertaken, new National Register listings, and local bylaws or ordinances that were established.

At the end of January 2010, MHC contacted all of the Advising Organizations to introduce them to the state historic preservation planning process, to ask them if they thought other organizations should be on the Advising Organizations list and to seek their input regarding recent major accomplishments. Local

commission members were involved in this process through the MHC Local Preservation Update e-newsletter.

MHC followed up with requests for additional comments during the Spring of 2010 through the Masshistpres listserve and e-newsletter. For the Advising Organizations that had not responded at that time, MHC followed up directly either in person, by phone, or by email.

Public meetings began in Spring 2010 with a western Massachusetts meeting in Holyoke at Wistariahurst Museum, hosted by the Holyoke Historical Commission. An additional eastern Massachusetts public meeting was held in Duxbury in June. At each of the meetings, MHC staff discussed MHC and its programs, previous state preservation planning efforts, and the outline for the current preservation plan. A discussion, facilitated by MHC staff, followed that considered accomplishments, challenges, and goals for the coming five years.

By the Fall of 2010, a draft document was ready for distribution to the Advising Organizations. During October and November 2010, comments from the Advising Organization members, local commission members, and the general public were received, reviewed, and incorporated where appropriate.

The result of this planning process is the *Massachusetts State Historic Preservation Plan 2011-2015*.

For the Massachusetts Historical Commission, accomplishments for this plan cover the following federal fiscal years:

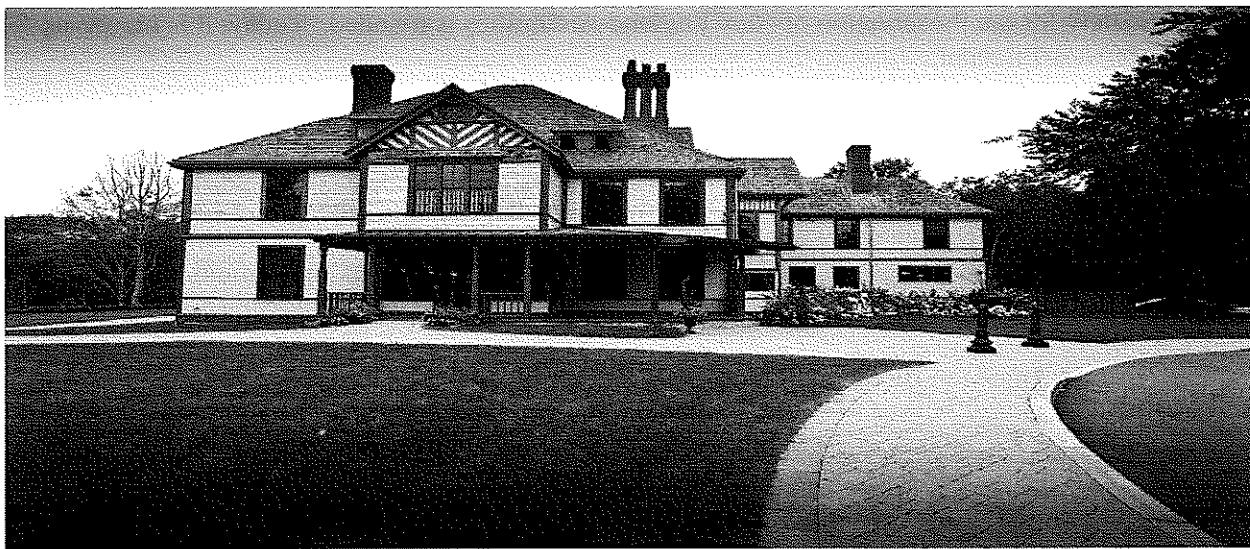
Fiscal Year 2006 – October 1, 2005 to September 30 2006

Fiscal Year 2007 – October 1, 2006 to September 30, 2007

Fiscal Year 2008 – October 1, 2007 to September 30, 2008

Fiscal Year 2009 – October 1, 2008 to September 30, 2009

Fiscal Year 2010 – October 1, 2009 to September 30, 2010



Once threatened with demolition, Highfield Hall in Falmouth received an MHC Preservation Award in 2010.

History of Historic Preservation Planning in Massachusetts

Below is a timeline of legislation, events, and documents that have shaped historic preservation efforts in Massachusetts over the past 150 years.

1848

The 1699 John Shelon House in Deerfield is demolished despite an organized historic preservation campaign to save it.

1863

The John Hancock House in Boston is demolished.

1876

The Old South Meetinghouse in Boston is saved from demolition.

1881

The Old State House in Boston is saved by a citizens group that later becomes the Bostonian Society.

1891

The Trustees of Reservations is established.

1908

The House of Seven Gables in Salem is restored for the Salem Settlement House Association. The Paul Revere House is opened to the public.

1909

The 1768 Jeremiah Lee Mansion is acquired by the Marblehead Historical Society.

1910

The Society for the Preservation of New England Antiquities is founded. Today, it is known as Historic New England.

1925

USS Constitution is restored with public and private funds.

1927

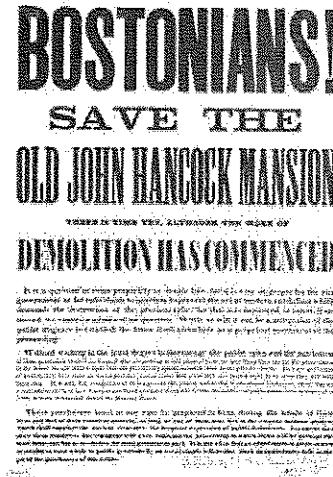
Relocated historic buildings are incorporated into Storrowtown in West Springfield.

1934

The Historic American Buildings Survey begins an architectural recording program in Massachusetts.

1938

Salem Maritime National Historic Site becomes the first national historic site in the national park system.



1939

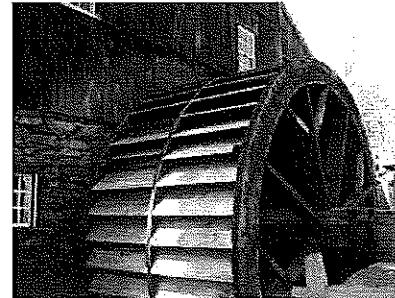
The Massachusetts Archaeological Society is founded.

1944

Historic Salem, Incorporated is founded.

1946

Old Sturbridge Village is opened to the public.



Old Sturbridge Village

1947

Plimoth Plantation established.

1949

National Trust for Historic Preservation is founded.

1952

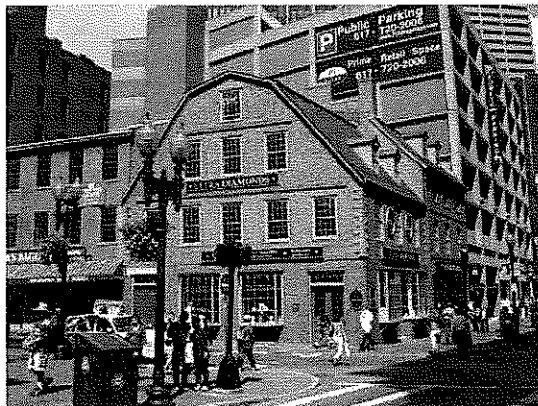
Historic Deerfield is incorporated.

1954

The federal Housing Act is passed which provides financial incentives for urban renewal plans that would demolish entire neighborhoods.

1955

Local Historic Districts on Beacon Hill and Nantucket are established as the first local historic districts in Massachusetts.



Old Corner Bookstore, Boston

1956

The Federal Aid Highway Act is passed providing federal funds for new highways and sparking concerns over demolition of urban neighborhoods.

1959

Minute Man National Historical Park is established.

1960

Massachusetts General Law Chapter 40C – The Local Historic Districts Act is passed.
Historic Boston Incorporated is founded and saves the Old Corner Bookstore from demolition.

Demolition of the West End in Boston begins under urban renewal plans.

Hancock Shaker Village in Pittsfield is founded.

1962

The Waterfront Historic Area League is founded in New Bedford in response to urban renewal plans.

1963

Massachusetts Historical Commission is established.

Massachusetts General Law Chapter 40 Section 8d is passed, which clarifies the role of local historical commissions in cities and towns of the state.

Cambridge Historical Commission is established.

1964

The Museum of African American History is founded.

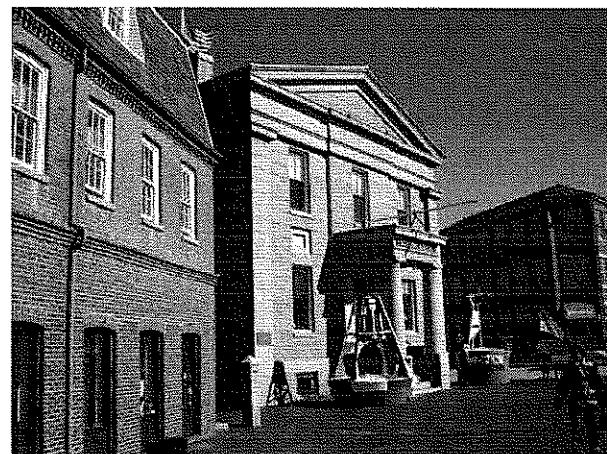
1966

The National Historic Preservation Act is passed which establishes the National Register of Historic Places, the Advisory Council of Historic Preservation and State Historic Preservation Offices.

1969

Chapter 666 of the Acts of 1969/Massachusetts General Law Chapter 184 is passed providing statutory authority for historic preservation restrictions.

The Worcester Heritage Society is founded. Today, it is known as Preservation Worcester.



Downtown Newburyport

1970

Governor Sargent declares a moratorium on highway projects within the Route 128 area.

Plans to demolish downtown Newburyport as part of an urban renewal plan are reversed.

1971

The position of State Archaeologist is established through state law.

The Massachusetts Historical Commission is established as the State Historic Preservation Office for the purpose of the National Historic Preservation Act.

Plans to demolish downtown Salem are reversed.

1972

The Springfield Preservation Trust is founded.

City Conservation League is formed to oppose demolition of Jordan Marsh building in Boston.

1973

The Old Kings Highway Regional Historic District is established covering portions of six towns on Cape Cod.

1974

Martha's Vineyard Commission is established.

1975

Jordan Marsh building in Boston is demolished.

Boston Landmarks Commission is established pursuant to Chapter 772 of the Acts of 1975.

1976

The Tax Reform Act is passed by Congress which provides financial incentives that encourage preservation and rehabilitation of historic buildings.

Faneuil Hall Marketplace opens.

Boston University Preservation Studies Program is established.

1978

Boston Preservation Alliance is founded.

Lowell National Historical Park is established.

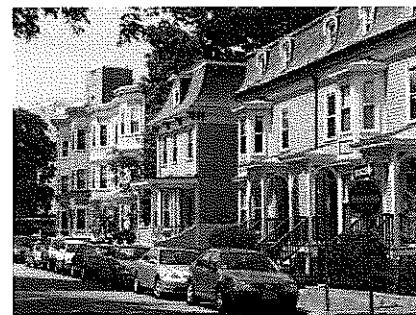
1979

The Massachusetts Historical Commission adopts a comprehensive statewide preservation planning document known as Cultural Resources in Massachusetts: A Model for Management.

The Massachusetts Historical Commission initiates the statewide reconnaissance survey of historic and archeological resources.

The State Building Code is amended to provide exemptions for listed properties.

City of Cambridge establishes the first demolition delay ordinance.



Neighborhood Conservation District, Cambridge

1981

The Massachusetts Association of Olmsted Parks is established.

1982

The State Register of Historic Places is established by state law.

1983

The State's Unmarked Burial Law is passed in order to protect Native American burial sites and to insure consultation with the Massachusetts Commission on Indian Affairs.

City of Cambridge establishes an ordinance for neighborhood conservation districts.

Olmsted in Massachusetts-The Public Legacy is developed.

1984

Massachusetts Preservation Projects Fund is established at the Massachusetts Historical Commission.

1985

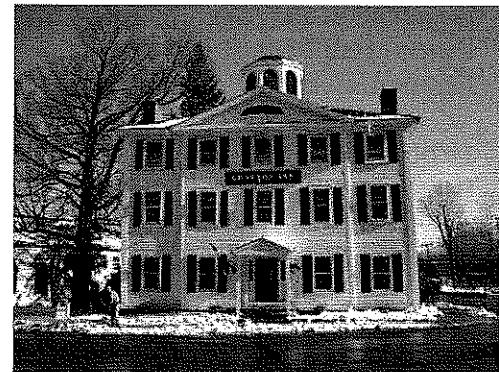
Historic Massachusetts, Incorporated, the statewide advocacy organization for historic preservation is established. Today, it is known as Preservation Massachusetts.

1986

The Blackstone River Valley National Heritage Corridor is established.

1987

The Massachusetts Historical Commission develops the Massachusetts Cultural Resources Inventory System (MACRIS) and initiates computerization of inventory forms.

**1988**

The Massachusetts Historical Commission's statute is amended to expand the membership of the full commission and to clarify MHC review authority. (MGL Ch. 9 Sections 26-27C)

The Massachusetts Historical Commission promulgates new State Register review regulations.

1990

Cape Cod Commission is established.

The village center of Grafton located in the Blackstone River Valley.

1994

Special Commission on Historic Preservation is formed to review issues and develop statewide recommendations. The 24 member Commission includes legislators, preservation organizations, state agencies, and the development community.

1995

Massachusetts Historical Commission begins preparing five year state historic preservation plans to meet National Park Service multi-year planning requirements for all state historic preservation offices. The five-year plan provides the framework necessary for developing annual work programs, outreach efforts, technical assistance, grant allocation, and preservation partnerships.

2000

The Community Preservation Act is passed.

Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2001-2005.

2004

The Massachusetts Historic Rehabilitation Tax Credit is enacted as a pilot program.

2005

Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2006-2010.

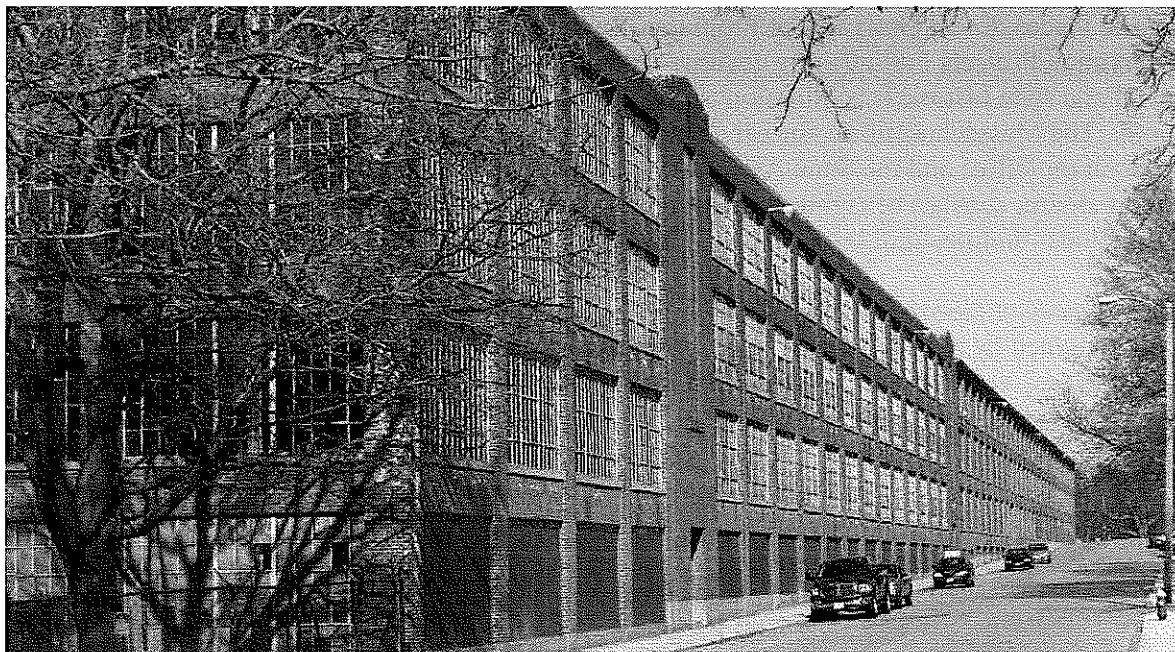
The annual cap on the Massachusetts Rehabilitation Tax Credit program is increased to \$50 million per year.

2010

The Massachusetts Historic Rehabilitation Tax Credit program is extended to expire on December 31, 2017.

Massachusetts Historical Commission prepares the State Historic Preservation Plan for 2011-2015. The *2011-2015 State Plan* continues the five-year planning cycle and offers guidance to review past accomplishments, analyze the challenges ahead, and move onward with a clear vision.

The next periodic revision and update of the *State Historic Preservation Plan* is scheduled to begin late in 2014.



Draper Mill, Hopedale

A Statewide Overview of Historic Preservation in Massachusetts

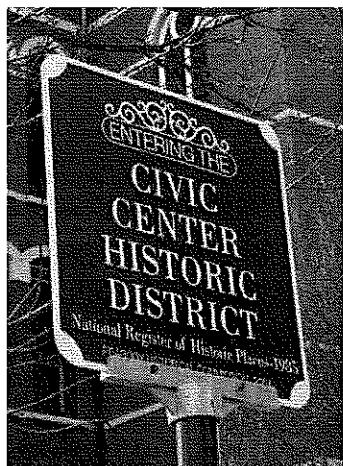
Historic preservation in Massachusetts today includes a broad range of organizations at the state, regional, and local level consisting of all branches of government, advocacy, and educational organizations as well as the many citizens that deeply value the historic and cultural resources present in this state. This section of the state historic preservation plan describes these organizations and their critical role in historic preservation efforts. The table of over eighty Advising Organizations demonstrates the breadth of organizations involved with historic preservation in Massachusetts.

The Massachusetts Historical Commission

The Massachusetts Historical Commission was established in 1963 by the State Legislature to identify, evaluate, and protect the important historical and archaeological assets of the Commonwealth. Preservation programs at the Massachusetts Historical Commission include the Inventory of Historic and Archaeological Assets of the Commonwealth, the National Register of Historic Places, Local Government Programs, Survey and Planning Grants, Massachusetts Preservation Projects Fund Grants, reviews of state and federally funded or licensed projects, federal and state historic rehabilitation tax credits, annual preservation awards, and archaeology month. The Massachusetts Historical Commission is also the office of the State Historic Preservation Office and the State Archaeologist. The Commission, which is also the State Review Board, consists of eighteen members appointed from various disciplines. Professional staff includes architectural historians, architects, archaeologists, and preservation planners.

The *Inventory of Historic and Archaeological Assets of the Commonwealth* has been compiled and maintained by the MHC since MHC's creation in 1963 and has grown to include records on an estimated 200,000 properties and sites. The inventory includes buildings, structures, sites,

objects, areas, parks, landscapes, and burial grounds. Inventory information is recorded on MHC inventory forms, following standards and guidelines set forth in the MHC's *Historic Properties Survey Manual*.



Civic Center National Register District, Peabody

The *National Register of Historic Places* is a program of the National Park Service administered in Massachusetts by the Massachusetts Historical Commission. Properties listed in the National Register include districts, sites, structures, buildings, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation.

Through *Local Government Programs*, the Massachusetts Historical Commission provides assistance and advice to local commissions through publications, compiled resource material, regional workshops, listserve monitoring, DVDs, and answering daily inquiries.

The annual MHC *Survey and Planning Grant* program is utilized primarily by local commissions for historic property survey, national register nominations, design guidelines, and educational outreach materials. Depending on funding availability, these grants are sometimes limited to Certified Local Governments.

Administered by the Massachusetts Historical Commission, the *Massachusetts Preservation Projects Fund* supports the preservation of historic properties, landscapes and listed, or in certain circumstances, eligible for listing in the State Register of Historic Places. Properties must be in municipal or non-profit ownership and can include pre-development and development projects consisting of stabilization, protection, rehabilitation and restoration.

The MHC is authorized by state and federal law to review and comment on certain state and federally licensed, permitted, or funded projects to determine whether the proposed project will have an impact on historic or archaeological properties. Through *review and compliance*, if it is determined that the project poses a threat to a historic property within the project area, then project proponents and the MHC jointly explore alternatives to avoid, minimize, or mitigate any damaging effects.

The Federal and State Historic Rehabilitation Tax Credits are also administered through the Massachusetts Historical Commission. These tax credits are available to certified rehabilitation projects on income-producing properties.

The State Archaeologist, whose permits ensure that important archaeological resources are properly conserved, oversees archaeological excavations on public lands or on lands in which the Commonwealth has an interest. The State Archaeologist also reviews development projects that affect archaeological properties and negotiates solutions to protect the sites.

Preservation Massachusetts, Incorporated

Preservation Massachusetts, Incorporated is the statewide non-profit advocacy organization for historic preservation. Preservation Massachusetts (PM) advocates for historic resources at the local level through such initiatives as the Endangered Historic Resources List and the Circuit Rider program. At the state level, PM advocates for policies, funding and tax incentives that help to preserve historic and cultural resources.

Municipal Governments

Local Historical Commissions and Historic District Commissions, part of municipal government, constitute the bulk of historic preservation efforts statewide. Together, local commissions are responsible for updating and expanding their historic property survey, nominations to the National Register for eligible properties, educating the public about historic resources, advocating for significant historic resources and establishing and/or administering local bylaws and ordinances that protect historic resources. Local Historic District Study Committees investigate the establishment of local historic districts.



Tribal Historic Preservation Officers

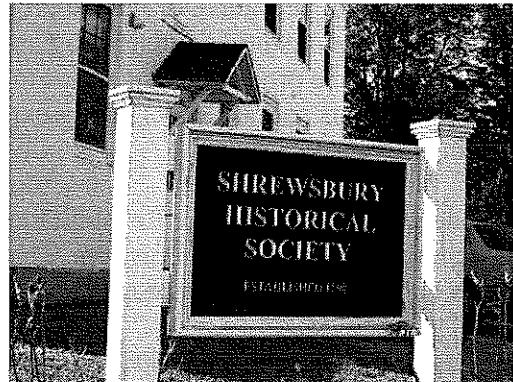
The Tribal Historic Preservation Officers are responsible for historic preservation on tribal property. This may include identifying significant properties, nominating properties to the National Register and consulting directly with federal agencies in a government-to-government relationship regarding potential project effects to sites of traditional and religious significance to the tribes.

Regional Planning Agencies

The regional planning agencies provide planning assistance in their region on economic development, community development, land use, transportation, mapping, housing, historic preservation as well as other areas. There are thirteen regional planning agencies in Massachusetts with two regional planning agencies having professional preservation staff.

Local and Regional Organizations

A wide variety of local and regional organizations exist in Massachusetts. Many of these organizations are advocacy organizations for their locality or region. Others are museum organizations focusing on a particular locale or period. There are also five National Heritage Areas. Together, these organizations offer expertise and insight on a diverse range of historic resources.



State Agencies

Besides the Massachusetts Historical Commission, there are many state agencies that play a role in historic preservation. Many state agencies are owners of historic properties including open spaces, buildings and archaeological sites. Other state agencies administer funds, develop policies and regulate projects that could impact historic resources.

Degree Programs

The degree programs include certificate, bachelor and post-graduate education in historic preservation. Each program provides a unique level of expertise for understanding, informing and preserving our significant historic resources.

Creating the Advising Organizations List

As the Massachusetts Historical Commission developed this state historic preservation plan, efforts were made to reach out to the great variety of organizations, governmental bodies and individuals involved in historic preservation.

The result was the list of over eighty Advising Organizations found on the next page. These organizations participated in the development of this state plan from its earliest stages through to the completion of a final version in the Fall of 2010.

State Historic Preservation Plan 2011-2015

Advisory Organizations

Local and Regional Organizations

John H. Chafee Blackstone River Valley National Heritage Corridor
Boston Preservation Alliance
Boston Society of Architects – Historic Resources Committee
The Bostonian Society
Cape Cod Modern House Trust
Dartmouth Heritage Preservation Trust
DOCOMOMO New England Chapter
Essex National Heritage Area
Freedom's Way Heritage Area
Friends of Modern Architecture/Lincoln
Historic Boston, Inc.
Historic Deerfield, Inc.
Historic New England
Historic Salem, Inc
Nantucket Preservation Trust
Newburyport Preservation Trust
New England Museum Association
Preservation Worcester
The Last Green Valley
Society for Industrial Archeology – Southern New England Chapter
Society of Architectural Historians – New England Chapter
Springfield Preservation Trust
Trustees of Reservations - Highland Communities Initiative
Upper Housatonic Valley National Heritage Area
Vernacular Architecture Forum-New England Chapter
Victorian Society-New England Chapter
Waterfront Historic Area League
Western Massachusetts Chapter - American Institute of Architects

Municipal Government

Local Historical Commissions
Local Historic District Commissions
Certified Local Governments
Local Historic District Study Committees

Community Preservation Committees
Regional Planning Agencies
Berkshire Regional Planning Commission
Cape Cod Commission
Central Massachusetts Regional Planning Commission
Franklin Regional Council of Governments
Martha's Vineyard Commission
Merrimack Valley Planning Commission
Metropolitan Area Planning Council
Montachusett Regional Planning Commission
Nantucket Planning and Economic Development District
Northern Middlesex Council of Governments
Old Colony Planning Council
Pioneer Valley Planning Commission
Southeastern Regional Planning and Economic Development District
State Agencies
Massachusetts Architectural Access Board
Massachusetts Board of Building Regulations and Standards
Massachusetts Coastal Zone Management
Massachusetts Department of Agricultural Resources
Department of Conservation and Recreation
Department of Housing and Community Development
Massachusetts Dept of Transportation – Cultural Resources
Massachusetts Dept of Transportation – Scenic Byways
Division of Capital Asset Management
MassDevelopment
MEPA Office – Ex Office of Energy and Environmental Affairs
Massachusetts Office of Travel and Tourism
Massachusetts Archives
Massachusetts Board of Underwater Archaeological Resources
Massachusetts Commission on Indian Affairs
Massachusetts Cultural Council
Massachusetts School Building Authority
State and National Organizations
Massachusetts Historical Society
Community Preservation Coalition
Environmental League of Massachusetts
Massachusetts Municipal Association
Massachusetts Archaeological Society
Massachusetts Association of Realtors
MA Association of Community Development Corporations
Massachusetts Economic Development Council
Massachusetts Federation of Building Officials

National Trust for Historic Preservation

Preservation Massachusetts

Trust for Public Land

The Trustees of Reservations

Tribal Historic Preservation Offices

Nipmuc Tribe - South Grafton

Stockbridge Munsee Band of Mohican Indians

Wampanoag Tribe of Gay Head (Aquinnah)

Mashpee Wampanoag Tribe

Degree Programs

Boston Architectural College

Boston University Preservation Studies

University of Massachusetts/Amherst – Public History

University of Massachusetts/Amherst - Design & Historic Preservation

University of Massachusetts/Boston – Public History



Downtown Manchester-by-the-Sea

Major Accomplishments

The preparation of this *2011-2015 State Historic Preservation Plan* offers a unique opportunity to acknowledge the many accomplishments of the past five years. The Massachusetts preservation community has had many great successes. While not a comprehensive list, this section of the plan takes a look back over the past five years to reflect on these achievements.

1. Identifying and Documenting Historic and Archaeological Resources

Additions to the Statewide Inventory

MHC's Inventory of Historic and Archaeological Assets of the Commonwealth continued to grow largely as a result of ongoing community efforts to update and expand documentation of historic properties and sites. Over 5000 inventory forms were added to the statewide historic properties inventory from 2006 to 2010. Many local historical commissions continued to update their surveys incrementally at a modest rate through their own documentation efforts or through contracted consultant services. Through much of the period, funding for surveys through MHC's Survey and Planning Grant program was limited to Certified Local Government (CLG) communities. With the limited availability of this traditional funding source for professional surveys, Community Preservation Act (CPA) funds became a key source of support for professional historic properties surveys in municipalities that have adopted the Act. Among towns who used CPA to fund surveys, at least seven, Carlisle, Dartmouth, Groton, Norwell, Northborough, Randolph and Salisbury undertook multi-year or multi-phase, comprehensive communitywide surveys. Statewide, at least a dozen communities undertook substantial, professionally-completed communitywide or neighborhood survey projects. Among the CLG communities that received Survey and Planning Grant support, Boston completed a multi-year survey of Beacon Hill, and initiated a multi-year survey update of the Central Business District, Lowell surveyed its Acre and Pawtucketville neighborhoods, Plymouth updated the survey of its local historic district, and Quincy updated the survey of Quincy Center. Interest in documenting mid-20th century resources grew, and the towns of Lincoln and Brookline undertook thematic surveys of their mid-20th century resources, the latter with Survey and Planning grant support, and Boston's CBD survey included a reevaluation of mid-century buildings as a key component of the project.

Electronic Submissions and Inventory File Scanning

MHC continued to update its survey program to develop standards for digital photography and the use of digital mapping resources, and to provide guidance on web-based research methods. It also developed standards for receiving and processing electronic version submissions to supplement hard-copy inventory forms. MHC also developed and tested a working prototype online inventory form mapping tool, as a first phase in the development of a web-based interface for completing inventory forms.

The addition of over 10,000 records to the MACRIS database over the period reflected both the growth in the inventory and the addition of new National Register designations. More significantly, MHC made major steps toward its long-held goal of making digital images of its paper inventory files and photographs accessible through the MACRIS interface. MHC staff developed and tested a work-flow strategy for digital scanning of its inventory files, and succeeded in obtaining the support of a Preserve America Grant from the National Park Service to support its digitization efforts. With this work ongoing, MHC developed and launched an updated MACRIS interface on its web site, allowing users to search, view, save, and print digital images of inventory forms as they are converted in the ongoing scanning project.

Historic Property Survey Planning

MHC continued its pilot project to assist select communities in western Massachusetts prepare historic property survey plans. In 2007, a historic property survey plan was completed for the Town of Heath. While directly useful to the town of Heath, the model has been distributed widely around the state for use by other communities. Additionally, this pilot project provided recommendations for the next phase of survey plans, the survey planning website. As an outgrowth of its western Massachusetts initiative, MHC developed a Reconnaissance Survey Planning Website to provide local historical commissions with an online interface for entering and uploading street addresses, digital photographs, historical information and notes. Building on the survey plan methodology developed by MHC Staff for the towns of Granby and Heath, the website offers local historical commissions a method of organizing and reviewing basic property by property survey information. After the website was developed, two interns assisted with community-wide digital photography in select communities. The website is available to any community with survey needs interested in planning a survey project.

Mid 20th Century Resources

In the town of Lincoln, Friends of Modern Architecture (FoMA) has funded a project to survey the town's significant collection of mid-20th century modernist residences and is working with the Lincoln Public Library to begin the process of providing archival material to the library. FoMA has also been in touch with the neighboring towns of Lexington and Concord, and with Historic New England (which has also initiated information gathering on modernist architecture throughout the region) to provide or share historical information. Elsewhere, the Cape Cod Modern House Trust was incorporated in 2007 to promote the documentation and preservation of significant examples of Modernist architecture on the Outer Cape. In the City of Boston, the Boston Preservation Alliance and the New England Chapter of DoCoMoMo have advocated for the re-examination of important local mid-century buildings, and the Boston Landmarks Commission undertook such a review as part of the first phase of its survey update of the city's Central Business District.

2. Evaluating and Registering Historic and Archaeological Resources

Listings During the Last Planning Cycle

The number of nominations completed and properties listed in the NR diminished since the publication of the last State Plan, but there were nevertheless a number of major achievements. More than 165 nominations were completed, documenting the significance of



Leverett Center National Register District listed in 2008.

more than 4,700 contributing resources. Ten communities saw their first National Register listings ever during the 2006-2010 period, and almost all were achieved with local funding. These included: districts in Brimfield, Boxborough, Heath, Holbrook, Leverett, and Plympton; individual properties in Rochester, Shutesbury, and Southwick; and a municipal park in West Bridgewater. Large districts in several communities contributed to the high volume of listed properties, including town center districts in Brimfield, Dedham, Leicester, Millville, Medway, Winthrop, secondary areas of development in Marshfield, Middleborough, Sandwich, Westborough, and Weymouth and sizable expansions of early listings in the centers of Sandwich and Shelburne Falls. In all, some 56 districts were listed during the period since the last State Plan. Most were initiated by local historical commissions and were funded with largely local resources. Community Preservation Act funds aided district nominations in two communities (Dedham and Marshfield) and individual nominations in several others (including Duxbury, Groton and Wellesley).

Middlesex Canal

One of the most significant accomplishments was the listing of the Middlesex Canal, a linear district of some 225 contributing resources in nine municipalities, primarily archaeological sites. The 2009 designation, the result of collaboration between the MHC, the Middlesex Canal Commission, and the Middlesex Canal Association, updated and expanded a very early nomination that had listed only a portion of the canal's 27-mile-long route; the revised nomination incorporated recent scholarship on the canal, one of the most significant engineering achievements of the early Republic.

National Register and Federal Investment Tax Credits

While many National Register nominations were primarily for honor and recognition, incentive programs prompted a sizable number of listings, another major accomplishment. National Register listings in support of federal investment historic rehabilitation tax credits comprised a significant portion of the nominations completed since the last plan—almost fifty professionally prepared nominations were listed as part of a certified rehabilitation project.

National Register and Massachusetts Preservation Projects Fund

Seventeen nominations for properties owned by municipalities or private nonprofits resulted in applications to the Massachusetts Preservation Projects Fund during the period.

Under-Recognized Property Types Listed

During the period since publication of the last plan, interest in listing previously under-recognized property types continued to grow. Three individual properties were added to the National Register through the Underground Railroad context. Other properties associated with African Americans in Massachusetts were added to the National Register, including one district, the Myrtle Baptist Church Historic District in Newton, that is comprised of the remnants of a largely African American neighborhood that was partially lost in the 1960s with the construction of the Massachusetts Turnpike. Other properties included: the Samuel Harrison House in Pittsfield, the home of Rev. Harrison, chaplain for the 54th "Glory" Brigade, former slave and eloquent spokesman for racial equality; and two churches, the Bethel African Methodist Episcopal Church in Plymouth and the Clinton African Methodist Episcopal Zion Church in Great Barrington. Long overlooked, historic properties associated with Native Americans were also of considerable interest during the period since the last state plan. The Vanderhoop Homestead, Aquinnah, and the Sachem Rock Farm, East Bridgewater, both listed in the National Register in 2006, hold associations with the Wampanoag Tribe, while several pending nominations are significant for their associations with the Nipmuc Tribe. The MHC has

collaborated with the State Department of Conservation and Recreation on a nomination, still pending at the time of the publication of the State Plan, for the Wachusett Mountain Historic District, a state-owned property with numerous areas of significance, including associations with the Nipmuc Nation. The nomination supports the significance of Wachusett Mountain as a Traditional Cultural Property. Another pending nomination, for the Hassanamisco Reservation in Grafton, also documents the significance of a property associated with the Nipmuc tribe.

20th Century Properties

Interest in mid 20th century resources grew considerably during this period. National Register staff at the MHC participated in an ongoing National Park Service project to develop a context for modernist residential buildings of the outer Cape Cod. The context will lead to the National Register designation of a number of architecturally significant modernist properties in the region, including several located within the Cape Cod National Seashore.

Survey and Planning Grants for National Register Nominations

The MHC's Survey & Planning grant program funded five communities' National Register nominations during the period. The New Bedford CLG significantly revised and updated an early nomination for the County Street Historic District, originally listed in 1976, to more fully address the area's economic, social, and ethnic history, and nominated an important city property, Hazelwood Park. The town of Bedford's CLG prepared nominations for two districts and a town-owned cemetery. More recently, the Oxford Center Historic District (NR listing pending) adds some 220 contributing resources to the National Register. And in Lexington, a context for mid-century modern residential buildings, to be accompanied by one National Register district nomination (NR pending), will lay the groundwork for additional nominations of eligible properties in a community that grew enormously during the decades following the Second World War.

Cumulative Listings

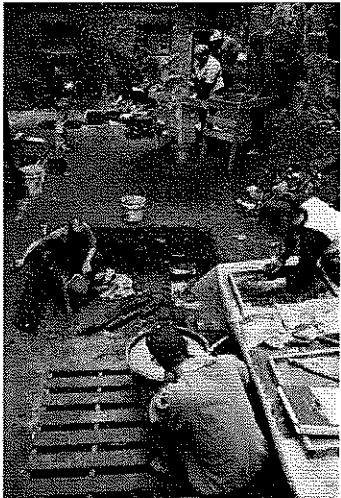
At the end of 2010, Massachusetts remained a national leader in the NR program, with more than 3,800 listings since the start of the program in 1966, including close to 1,700 National Register Historic Districts and approximately 77,000 contributing resources.

3. Protecting Historic & Archaeological Resources through State & Federal Regulations

State and Federal Reviews at the Massachusetts Historical Commission

MHC continued its extensive review of projects under state and federal law. The federal law most widely employed to help protect historic resources is Section 106 of the National Historic Preservation Act. Similar to Section 106 for federal projects, state funded, licensed, or permitted projects or projects undertaken by a state agency are reviewed by the Massachusetts Historical Commission through State Register review regulations. Under Section 106, MHC reviewed approximately 2,000 projects each year. Under State Register review, MHC reviewed approximately 10,000 state projects each year. Through additional programmatic agreements with other agencies, review commitments for some projects were minimized. Additionally, MHC has developed historic covenant language for disposition of historically significant state properties. MHC responded to issues of historic gravestone and permit applications for stone conservation.

The vast majority of projects reviewed by the MHC do not result in adverse effects to historic and archaeological properties. For instance, in 2009, the MHC reviewed 2,932 federal projects, only 56 or 2.3% of which had adverse effects on historic resources. Similarly, in 2009, MHC reviewed 9,087 state projects, 148 or 1.6% of which had adverse effects. Thus, roughly 98% of



African Meeting House, Boston

projects MHC reviewed have not impacted significant historic resources. In cases where there is no feasible alternative to avoid a significant site, MHC has overseen archaeological data recovery efforts, which has resulted in the preservation of archaeological data and proper curation of artifacts and records. Data recovery efforts also include disseminating information to the public. An excellent example is the African Meeting House on Beacon Hill with its report, lectures, exhibit and MHC Archaeology Month poster for 2006.

Preservation Restrictions under MGL Chapter 184

MHC continued to fulfill its statutory review and approval role for preservation restrictions held by qualified organizations and governmental bodies under M.G.L. Chapter 184, sections 31-33. Perpetual preservation restrictions remain an important and effective protective mechanism. The requirement of preservation restrictions as a condition of local Community Preservation grants, and the

continued interest in the available federal tax deduction for the donation of perpetual preservation restrictions on qualified properties have meant that the volume of restrictions coming to MHC for statutory approval has continued to grow significantly. Adding to this volume has been an increased use of preservation restrictions in planning contexts as a condition for the issuing of zoning variances, special permits, subdivision approvals or land transfers related to historic properties. MHC continues to administer preservation restrictions that it holds, responding to an average four to five requests per month for review and approval of proposed activities. Among local preservation organizations, the Nantucket Preservation Trust has developed an active preservation restriction program, to date covering fourteen properties, including eight with interior protections.

State Building Code

MHC continued providing technical assistance regarding partially preserved and totally preserved status relative to the Massachusetts Building Code Section 3409. These designations provide some exemptions from the state building code in order to meet the needs of historic preservation coupled with public safety.

4. Protecting Archaeological Sites

MHC reviews

In MHC review of projects, MHC has consulted with developers and project proponents to consider ways to avoid and protect significant sites. There have been many cases of project redesign to avoid impacting sites and to protect the sites from construction-related impacts. In addition, a number of sites have been placed under a preservation restriction for permanent protection such as at the Grafton State Hospital. The MHC has advocated for the acquisition of archaeological sites by towns or non-profit land trusts. Numerous sites and archaeologically sensitive areas have been purchased for conservation. In consultation with the Commission on Indian Affairs, Tribes, and Wampanoag Confederation on Repatriation, the Massachusetts Historical Commission upheld the State Unmarked Burial Law.

State Archaeologist Permits

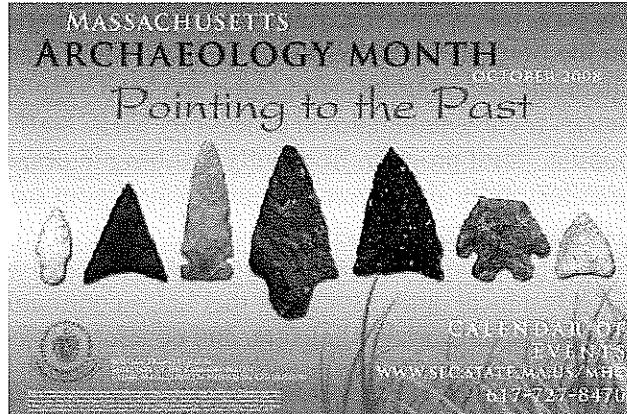
Approximately 100 state archaeologist permits were issued each year for archaeological investigations.

Bibliography of Archaeological Survey and Mitigation Reports

MHC updated the bibliography of archaeological survey and mitigation reports. This is available for distribution on a CD and by paper copy.

Archaeology Month

In cooperation with many local organizations hosting events, MHC publicized statewide archaeology month events through an event calendar brochure and the distribution of an archaeology month poster. In 2008 alone, there were 69 events in 35 communities.



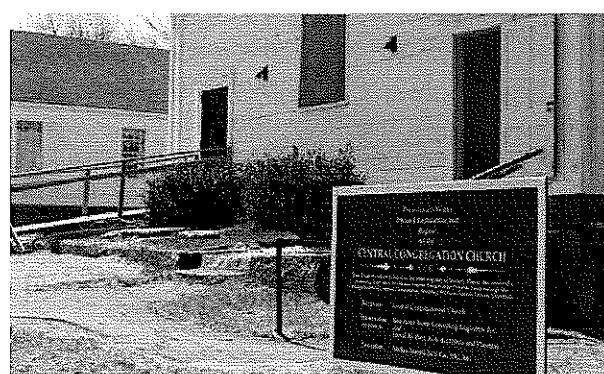
5. Protecting Historic Resources through Financial Support

Federal Investment Tax Credits and State Historic Rehabilitation Tax Credit

Massachusetts continues to rank in the upper third of states in terms of number of dollars spent on rehabilitation projects under the Federal Investment Tax Credit program. The State Historic Rehabilitation Tax credit, although capped at \$50 million, has resulted in a significant increase in federal investment tax credit applications. Staff at MHC presented the tax credit program at the Traditional Building Conference and at Department of Housing and Community Development Conferences. Set to expire in 2011, the state historic rehabilitation tax credit was recently extended until 2017. The State Historic Rehabilitation Tax Credit program has grown in popularity, especially during the past few years of economic downturn. In the calendar year 2009 alone, 76 projects were awarded historic tax credits. Of those, 54 projects created a total of 701 residential rental units, 46% of which were affordable housing. There is considerable partnering with the state's low-income housing tax credit and new market tax credits. Over 5,000 temporary and 9,000 permanent jobs were created in 2009. For every dollar awarded in state historic tax credits, private investment has been leveraged at ten times that amount.

Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund (MPPF) is a 50 % matching grant reimbursement program established in 1984 for the preservation of historic properties, landscapes, and sites (cultural resources) that are listed in the State Register of Historic Places which are either under municipal or nonprofit ownership. Since the reinstatement of the MPPF program in August 1994, sixteen grant rounds have been administered and nearly \$42 million has been awarded in the form of 657 grant actions. Grants for pre-development, development, acquisition, and emergency work have been awarded to 503 historic resources in 190 communities



within the Commonwealth. This represents an estimated total investment (with matching funds) of roughly \$84 million. During the most recent 5-year period, \$5.65 million has been awarded in the form of 142 grant actions. The majority of grantees request funding assistance for the stabilization, repair, and restoration of the exterior building envelope typically involving roofing repair/replacement, foundation rebuilding, masonry repointing, carpentry repairs, window restoration, drainage systems repair/replacement, and painting. As a condition of funding, property owners must execute and record an interior and exterior MHC Preservation Restriction on the property's deeded parcel of land. This ensures that the resource will retain its historic character and integrity—long after the MHC-funded project is complete—through a formal design review and approval process by MHC staff. The MPPF is a highly recognizable and popular grant program frequently resulting in dramatic, visible improvements to historically and architecturally significant resources throughout the Commonwealth.

Community Preservation Act

Since its passage in 2000, 147 communities have adopted the Community Preservation Act. The CPA is a local option state law that helps communities preserve their open spaces and historic sites, create affordable housing, and develop outdoor recreational facilities. CPA allows



Historic agricultural landscape in Groton protected through community preservation act funds.

communities to create a local Community Preservation Fund with money raised through a surcharge of up to 3% on local property taxes. The state provides guaranteed annual CPA matching funds based on these local surcharge collections, providing a significant incentive to communities to pass the Act. These combined funds are then available for use by adopting municipalities on community projects in open space protection, historic preservation, and the creation of affordable housing and outdoor recreation. Within these 147 communities, historic preservation is by far the most popular category of possible uses of CPA - over \$200 million in CPA funds have been appropriated for use on more than 2,083 Historic Preservation projects. CPA funds have been used to provide accessibility to historic buildings, protect historic landscapes, restore farmhouses, churches, and town halls as well as preserve historic documents. In some communities, historic preservation and affordable housing have been combined into one project. In other places, historic preservation and open space preservation have resulted in preservation of a farmhouse with the accompanying agricultural open space.

MHC Survey and Planning Grants

The MHC Survey and Planning grant program has very successfully provided CLGs and local commissions with matching grants for historic property survey, national register nominations, preservation plans, and public education projects. Over the past five years, MHC allocated \$651,540 to this program. With the local matches, the figure grows to \$1,094,800 in funding for historic preservation projects. During FY 2007, the survey and planning grant program was open to all municipalities not just certified local governments. During this year, 19 projects received funding.

National Trust for Historic Preservation Grants

Since 2005, the National Trust for Historic Preservation (NTHP) has awarded \$1,485,096 in grants to 74 non-profit organizations, academic institutions, and public agencies in the state of Massachusetts. Grantees are located in 47 municipalities within the state. Funds were used to support a variety of planning, educational, and construction projects. In 2009, the Partners in Preservation Program, sponsored by American Express in cooperation with NTHP, provided \$1 million in preservation funding and greatly raised the profile of preservation needs statewide.

Preserve America Grants

This federal program provides grant funding for projects that focus on economic and educational opportunities related to heritage tourism. Examples of funded projects in Massachusetts included promotional and marketing strategies for Gloucester and Lowell.

Save America's Treasures Grants

Administered by the National Park Service, the Save America's Treasures grant program provides funding for nationally significant structures and sites. This matching grant program has funded projects including the Colonel James Barrett House in Concord, the United First Parish Church in Quincy, the Frederick Ayer Mansion in Boston, and Old Ship Meetinghouse in Hingham.

Regional Grant Programs

John H. Chafee Blackstone River Valley National Heritage Corridor Commission—Heritage Partnership Grant Program and the Essex National Heritage Area - Essex Heritage Partnership Grant Program offered grants to member communities for historic preservation purposes.

6. Protecting Historic Resources through Assisting Local Governments

Historic Preservation E-mail List

Administered by the Massachusetts Historical Commission, masshistpres is a statewide listserve with over seven hundred subscribers across the state. It remains a very active list made up of local preservation commission members, preservation professionals, architects, consultants, archaeologists, planners, and many others. The opportunity to learn, discuss, and offer advice in a statewide digital format made up of volunteers and professionals provides a rich environment for networking and information sharing.

New Outreach Material for Local Preservation Commissions

Over the past five years, the Massachusetts Historical Commission completed two DVDs for local commission members. *Local Historical Commissions in Massachusetts* is a 50 minute DVD covering all the basics of historic preservation planning. *Local Historic Districts in Massachusetts* is a 1 ½ hour DVD covering how local historic districts protect historic resources, the history of local historic districts, how to establish local historic districts, design review in local historic districts, and proper administration of local historic districts. In 2008, MHC started the Local Preservation Update E-Newsletter, a brief newsletter for local commissions covering grant opportunities, upcoming workshops, new national register listings, websites to visit, and

other pertinent information for local commission members. Distribution of the electronic newsletter has grown to approximately 2000 people. Preservation through Bylaws and Ordinances – Tools and Techniques Used in Massachusetts was thoroughly revised with many new case studies from around the state.

Local Commission Training Workshops

Over 70 MHC On the Road workshops were offered to local historical commissions, historic district commissions, local historic district study committees, and the general public during this planning cycle. The MHC On the Road Program includes modules on Introduction to Historic Preservation Planning, Demolition Delay Bylaws, Establishing Local Historic Districts, and the Certified Local Government Program. A workshop on the Secretary of the Interior Standards, prepared by MHC staff, was also delivered at several conferences. The Historic District/Historical Commission Committee of Preservation Massachusetts also developed and delivered modules on Preparing MHC Inventory Forms and The National Register of Historic Places.

Circuit Rider Program

The Preservation Massachusetts Circuit Rider Program, in partnership with the National Trust for Historic Preservation, has funded three part-time circuit riders that have provided assistance to local commissions, property owners, and concerned citizens regarding historic preservation in their community. Services have included advocacy letters, grants, and access to information on a wide range of topics. The three circuit riders are regionally focused with one circuit rider for western/central Massachusetts, the greater Boston region, and Southeastern Massachusetts/Cape Cod/Islands.

Department of Conservation and Recreation Heritage Landscape Inventory

During this planning cycle, the Department of Conservation and Recreation continued its successful partnership with cities and towns in preparing heritage landscape inventory reconnaissance reports. These reports identified valued heritage landscapes, discussed issues with their preservation, and provided recommendations for their protection. During this planning cycle, the program worked with 63 communities to identify 3,941 heritage landscapes in the Freedoms Way, Blackstone/Quinebaug-Shetucket, Upper Quaboag/North Quabbin and Connecticut River Valley areas.

Regional Planning Agency Preservation Planners

The Cape Cod Commission and the Pioneer Valley Planning Commission have staff preservation planners that assist local governments. At the Pioneer Valley Planning Commission, preservation planning staff has completed inventory forms, national register nominations, local historic district planning, tax credit application assistance, and public education projects such as tours and booklets. In addition, PVPC reviewed housing rehabilitation projects under Section 106 of the National Historic Preservation Act.

Local Archaeological Review

As requested, MHC was able to provide technical assistance to local governments on how to develop archaeological reviews in local regulatory programs.

7. Protecting Historic Resources through Local Government Actions

Local Regulations

Historic preservation bylaws and ordinances at the local level increased during the past five years. There are now 127 municipalities with a demolition delay bylaw or ordinance, an increase from 108 five years ago. While most delay periods remain at 6 months, there are now twenty-

eight with a 12 month delay and five with an 18 month delay. Local historic districts continue to increase more modestly with most additions in communities with existing local historic districts. The city of Holyoke established their first local historic district on Fairfield Avenue. Several communities established architectural preservation districts including North Andover and Wellesley.

Public Education and Advocacy

Many local historical commissions recognized that public education and advocacy are essential components of their local preservation efforts. Even in communities without local regulatory tools, local historical commissions found success in preserving threatened resources by speaking out and mobilizing residents.

Reactivated Local Historical Commissions

Several communities with inactive local historical commissions were reactivated during this period such as Alford, Athol, Leyden, Richmond, and West Stockbridge. Most notable is Athol which applied for and received a survey and planning grant for survey work in their downtown.

New Certified Local Governments

As the survey and planning grant program was largely limited to certified local governments, interest in the program grew. Many communities inquired about the process of becoming a certified local government. The town of Lexington submitted the application material and became a Certified Local Government in 2009.



Threatened with demolition, the significance of the Fowler-Clark House, Boston was recognized during the demolition delay period.

8. Protecting the Rural Historic Landscape

Agricultural Lands

Between 2002 and 2007, the number of farms and farm revenue increased dramatically in Massachusetts, up over twenty seven percent. Amazingly, there was no net loss of farmland during this time period. With special assistance programs such as the Farm Viability program, the Department of Agricultural Resources directly assisted many farmers while at the same time protecting farmland for the future. In 2009, the Agricultural Preservation Program recorded its 750th restriction. Over the past 30 years, more than 63,000 acres of farmland have been protected.

Barns Program

The Preservation Massachusetts Preserve Mass Barns Program held three successful regional conferences for owners of historic barns. In addition, information and resources for barn owners was placed on the Preservation Massachusetts website.

Agricultural land located in the town of Gill

Agricultural Commissions

From its introduction ten years ago, there are now over 100 cities and towns with an agricultural commission. Through representing the agriculture community, agricultural commissions have provided an advocacy voice for farmers, helped resolve conflicts, offered new markets for products, put forward right-to-farm bylaws, and held educational workshops. All of these efforts help to protect farmland and preserve rural landscape.

Massachusetts Land Trust Coalition

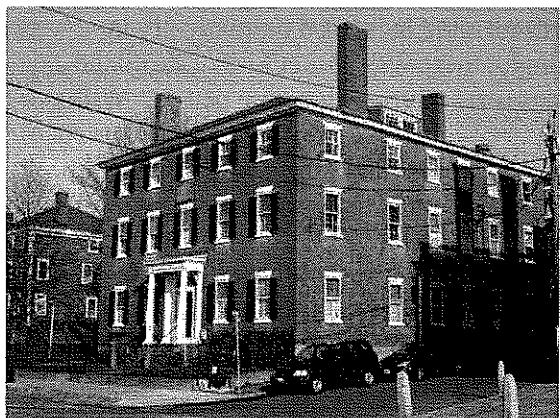
The Trustees of Reservations opened their 100th property, Cormier Woods, in 2008. Located in Uxbridge, Cormier Woods is a 175-acre rural farmstead dating back to the early eighteenth century.

Scenic Byways Projects

Scenic byway projects during this planning cycle included 6 corridor management plans and 3 land protection projects.

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

MHC represented the historic preservation perspective on the advisory committee for a significant, ongoing statewide disaster planning project to develop an Emergency Management Framework for Cultural Resources – Coordinated Statewide Emergency Preparedness (COSTEP), a significant pilot project led by the Northeast Document Conservation Center, the Massachusetts Board of Library Commissioners, and the Massachusetts Archives. The pilot has successfully raised the profile of cultural resources and their special needs in disaster planning among the emergency management community, and has also brought greater understanding of the emergency response framework to the cultural resources community. Participants in the COSTEP project have included state and federal level emergency managers, and representatives of the museum, library, archives, and records management communities.



Salem, Massachusetts

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Federal and State Tax Credits

The federal and state tax credits provided financial incentives to rehabilitate sites throughout Massachusetts particularly in urban and industrial areas. A study in 2009 by Preservation Massachusetts concluded that the credits had a catalyzing impact on many communities across the Commonwealth.

11. Encouraging Historic Preservation through Heritage Tourism

Visitors to Massachusetts

Massachusetts remains a very popular destination for heritage tourists due to its history, significant historic sites, interpretation and access. According to the Massachusetts Cultural Council, historic/cultural tourism generated nearly \$2 billion in 2006. Tourism is the third largest industry in Massachusetts supporting 120,000 jobs. Findings by MCC conclude that tax dollars in Massachusetts when invested in historic/cultural travel have a more than 5:1 return on investment. Cultural tourism includes arts, heritage, recreational, and natural resources. It is the

fastest growing sector of the travel industry. Cultural tourists spend considerably more per day than other tourists and stay one half day longer at each destination.

Preserve America Communities

There are now twenty Preserve America Communities in Massachusetts. These are Blackstone, Douglas, Falmouth, Gloucester, Grafton, Holyoke, Hopedale, Leicester, Lowell, Mendon, Millbury, Millville, Northbridge, Plymouth, Salem, Springfield, Sutton, Upton, Uxbridge, Worcester. Preserve America designations provide recognition for local efforts in the appreciation and protection of historic resources and offer new avenues for enhancing heritage tourism.

Distinctive Destinations

The National Trust for Historic Preservation has now recognized five communities in Massachusetts as distinctive destinations. These are Chatham, Lowell, Northampton, Provincetown, and Salem. This program recognizes both the preservation efforts of the community and the memorable experiences for the visitor.

Heritage Areas and Corridors

The Blackstone River Valley, Quinebaug/Shetucket, Housatonic, Essex, and the newest heritage area, Freedoms Way all marketed interesting events that highlighted the resources in their region.

Historic Places for Historic Parties

The Massachusetts Historical Commission began revising the popular handbook, Historic Places for Historic Parties. This booklet lists the many venues around the state for hosting an event.

Scenic Byways

Administered by the Massachusetts Department of Transportation, the number of scenic byways around the state increased to fifteen with Battle Road: The Road to Revolutions Scenic Byway and Route 116 Scenic Byway established during this planning cycle. All fifteen scenic byways offer marketing opportunities that encourage heritage tourism with their interesting places to visit. Specific heritage tourism projects included the western MA byways promotional campaign and the interpretive signage and wayfinding on Jacob's Ladder Trail.

12. Strengthening the Stewardship of Historic and Archaeological Resources

Local and State Funding Programs

As mentioned previously, the Massachusetts Preservation Project Fund, the Community Preservation Act, and the tax credit programs have greatly assisted in the rehabilitation of significant historic resources throughout the state.

Historic Curatorship Program

The Historic Curatorship Program at the Department of Conservation and Recreation (DCR) has generated over \$10 million in private investment at sixteen properties. Through this program, DCR partners with curators who agree to rehabilitate, manage, and maintain historic properties within the state park system in exchange for long-term leases.

Public and Private Property Owners

Often unrecognized are the many public and privately owned historic resources where stewardship is ongoing and where annual funding is allocated for proper maintenance. Whether it is a municipality diligently maintaining their town hall year after year, a homeowner reglazing a wood window, or one of the thousands of historic property owners statewide with a plan in



A window removed for rehabilitation in Somerville.

place to care for their own resource, each one constitutes a stewardship success worth noting here.

13. Protecting Historic Resources through Education and Public Awareness

Statewide Preservation Coalition

Organized by Preservation Massachusetts, the preservation coalition is made up of state, regional, and local partners. It continues to serve the preservation community by providing a strong collective voice when needed.

Homeowner Education

The membership based Historic Homeowner Program at Historic New England provides homeowners with individualized assistance through the expertise of HNE professional staff on paint colors, maintenance, design, and construction. The Springfield Preservation Trust offers a list of contractors on their website.

Contractor Education

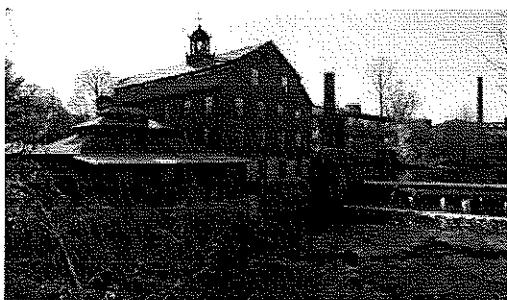
The Nantucket Preservation Trust Apprenticeship Program provides funds and educational programs geared to contractors, builders, preservationists, and students to learn traditional building methods.

Most Endangered Program of Preservation Massachusetts

Over the past five years, this annual program has provided a venue to recognize significant historic resources threatened by demolition, development, neglect or policies. As was the case with the threatened Ames Shovel Shop in Easton listed in 2008, the accompanying publicity was a contributing factor in saving this property from demolition.

Plaques and Marker Programs

Over 60 communities have a historical plaque program with many communities such as



The Whiting Mill complex in Northbridge was the recipient of an MHC Preservation Award.



The Ames Shovel Shop in Easton

Lowell, Salem, and Nantucket actively using plaque programs to recognize historic preservation activities, increase owner appreciation and educate visitors.

Preservation Awards

Organizations such as the Massachusetts Historical Commission, Preservation Massachusetts, Boston Preservation Alliance, the New England Chapter of the Victorian Society all have developed annual Preservation Award programs to recognize projects and people that have contributed to historic

preservation. In addition, many local commissions or non-profit organizations also have preservation award programs. Together, the awards and events provide excellent opportunities for education through the local media.

Walking and Driving Tours

Many local commissions, societies, and groups organize walking tours to highlight interesting architecture, neighborhoods or sites. Tour topics offered in the city of Boston included immigration, industry, archaeology, burial grounds, and many more. Technology is providing new methods of offering on demand tours through hand held devices. The city of Lowell has offered a very successful annual program, Doors Open Lowell, which provides access to many buildings and sites not typically open to the public.

DCR Terra Firma Bulletins

The Department of Conservation and Recreation (DCR) prepared a series of six educational bulletins on preservation topics such as historic roads, farms and town commons.

Modern Architecture

In order to raise awareness of modern architecture, organizations such as the Friends of Modern Architecture/Lincoln, DOCOMOMO-New England Chapter, the National Trust for Historic Preservation, and the Cape Cod Modern House Trust have organized lectures, tours, forums, and symposia. FOMA/Lincoln offered a panel discussions regarding the repair and upkeep of Modern houses allowing opportunities for participation by attendees and the sharing of information.

Historic Property Survey Forms on the Massachusetts Historical Commission Website

Historic Property Information on the MHC website improved greatly with the introduction of the first set of scanned inventory forms uploaded to the website. This project began with a scanning plan and a pilot project to test methodology and technical standards. With support from a two year Preserve America grant, scanning of MHC inventory forms began in 2009. In early 2010, the first set of inventory forms with photographs were available on the MHC website.

Scanning National Register Nominations

The Massachusetts Historical Commission developed protocols for scanning National Register nominations for posting on the website. The nominations from 1999 to the present have been scanned and new nominations are scanned as they are completed. Posting these National Register nominations on the website has been completed.

Massachusetts Historical Commission Publications

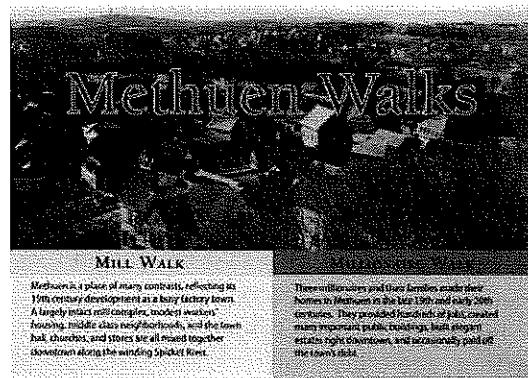
Numerous MHC publications were distributed during this planning cycle such as the annual State Register of Historic Places, Preservation Planning Manual, Preservation through Bylaws and Ordinances, Establishing Local Historic Districts, A Guidebook for Historic District Commissions, and Archaeology Month calendars.

Press Releases

The Massachusetts Historical Commission issued press releases following each quarterly State Review Board vote on national register listings. Additionally, MHC issued press releases for annual Preservation Award winners and Archaeology Month.

Statewide Consultants Directory

The consultants directory found on Preservation Massachusetts website has provided an excellent source for local commissions, municipalities, and citizens to find professional expertise on a variety of preservation related topics.



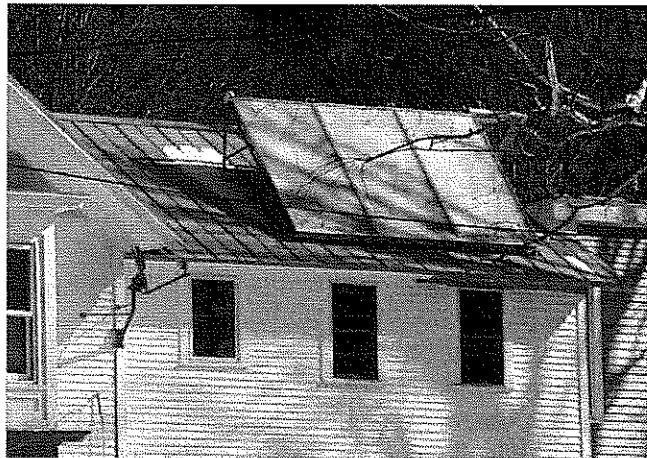
14. Sustainably Rehabilitating Historic Properties

Greening the Older Home Workshops

During 2009, Historic New England, the Massachusetts Historical Commission, and the National Trust for Historic Preservation-Northeast Office began offering a workshop on Greening the Historic Home. Overall themes in the workshop included windows, insulation, and renewable energy. The workshops were well attended and presented in Salem, Newburyport, Medford, and Harwich.

Preservation and Sustainability Forum

During 2010, The Boston Preservation Alliance convened a focus group to investigate new methods of collaboration between the historic preservation and green building community on research methods, marketing, and education.



15. Including diverse cultural and ethnic communities in historic preservation.

Neighborhood Preservation Partnership

An exciting initiative over the past two years has been undertaken by the Boston Preservation Alliance and Historic Boston Incorporated. Working in the neighborhoods of Boston, efforts have included supporting historic property owners with technical assistance, offering a forum to discuss what the neighborhood needs regarding historic and cultural resources and fostering connections between the neighborhoods and city government. This has been accomplished through two circuit riders dedicated to providing preservation assistance.

The Challenges Ahead

While the past five years has brought many accomplishments, challenges remain in the preservation of the historical and cultural resources of Massachusetts. Utilizing the same categories from the Major Accomplishments section, this section focuses on where those challenges remain.

1. Identifying and Documenting Historic and Archaeological Resources

Survey Activity

While survey activity during the 2006-2010 period increased over that reported in the last 5-year plan, survey activity is still much reduced from the 1990s. This appears largely the result of state-level budget constraints that greatly limited the amount and availability of MHC Survey and Planning grants during much of this time, though this was partially offset by the increased availability of Community Preservation funds to support survey projects.

Communities with Outstanding Survey Needs

There remain 128 communities identified by Massachusetts Historical Commission as having specific outstanding survey needs.

Many Community-wide Surveys Are Not Up-to-date

There are many communities that have not revisited their surveys in 25 or 30 years. The documentation on the existing forms may be inadequate for current standards and coverage may be insufficient. The development of a communitywide survey plan would be a particularly important first step for communities with little or no survey. Plans are needed that target priority properties for survey, identify significant historic themes, and establish a phased approach to completing the identified goals. Plans and surveys need to address the full range of local resources by type, period, theme, and location.

Local Historical Commissions

It is essential that local historical commissions develop plans for an active and ongoing program to initiate, maintain, update, and expand their communitywide inventory of historic and archaeological resources using MHC guidelines and inventory forms in accordance with NPS standards for the identification and evaluation of cultural resources. As the local organization responsible for historic preservation planning, the inventory should be the local historical commission's highest priority.

Funding Survey Projects

The major impediment to increasing the level of survey statewide is the lack of funding. While many communities that have passed the community preservation act, have hired a professional consultant directly or used CPA funds for a matching survey and planning grant, numerous towns have struggled to find the funding for professional survey assistance. Over the past few years, MHC grants have been typically limited to CLGs leaving non-CLG communities with no grant opportunities. During the upcoming planning cycle, it is hoped that the survey and planning grant program can be opened to non-CLGs.

Technical Assistance, Training and Support

In particular for those local historical commissions interested in preparing a survey plan or completing survey forms themselves, there is a great need for additional technical assistance and

training. In cooperation with the Massachusetts Historical Commission, Preservation Massachusetts prepared a powerpoint presentation on preparing inventory forms. Plans to continue offering this useful workshop statewide are needed. At the Massachusetts Historical Commission, a new and updated Historic Property Survey Manual is needed that reflects changes in survey methods and technologies, including digital photography, GIS mapping, and internet-based research.

Professional Survey Contractors

With the majority of inventory forms submitted by professional historic preservation consultants, it is essential that training and support is offered that sustains an active community of professional survey contractors that can maintain high standards of field documentation and research.

Public and Non-Profit Owned Resources

Municipal, state and federal agencies, non-profit land holding organizations, including regional and local conservation land trusts own many historic and archaeological resources. In many cases, these properties do not have adequate survey. New methods of encouraging survey of public and non-profit owned resources are greatly needed.

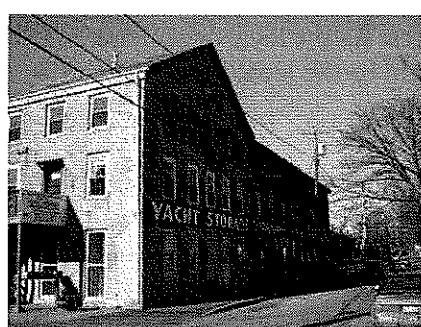
Thematic Surveys

Under-represented in the historic resource inventories statewide are certain thematic resource types including historic industry-related resources, agricultural resources and rural historic landscapes, transportation and service infrastructure, commercial properties, designed landscapes, resources with ethnic associations, properties associated with African-American history, properties associates with Native Americans, and mid-20th century resources. While several municipalities have initiated reconnaissance-level surveys of ancient and historic archaeological resources in their communities, most statewide lack this level of information. While particularly useful, challenges to completing thematic survey include multiple jurisdictions as one thematic survey may include numerous municipalities.

2. Evaluating and Registering Historic and Archaeological Resources

Every year, MHC evaluates some 110-120 properties for their National Register eligibility. And every year, MHC's NR staff reviews, processes, and moves toward completion on average about 35 nominations, while double that number comprise a backlog of nominations awaiting review,

editing, additional research, and/or final processing. Funding at both the local and state levels is a factor in the considerable backlog. At the local level, commissions do not have the funds necessary to hire a professional preservation consultant to prepare the nomination, meaning more time must be spent at the state level to produce a final nomination that meets the NPS's standards. At MHC, staff and funding constraints both limit the number of nominations that can be reviewed annually and brought to the State Review Board. Nevertheless, interest in the National Register program continues to grow, since the program is central to preservation planning activities statewide and the access



Maritime resources in Fairhaven

point for limited protection and grants opportunities for historic and cultural resources. While the volume of National Register nominations continues at a high level, a remarkable number of cities and towns in Massachusetts have yet to see listings of any of their historic resources in the

National Register. Among the two dozen communities still without any NR listings since the last plan, several have expressed interest in designation of one or more of their town's historic resources, even if those nominations have yet to be developed. These include the towns of Bellingham, Carver, Chilmark, Oakham, Otis, and Wales. The MHC remains committed, where possible, to facilitating nominations in such communities.

Older Nominations

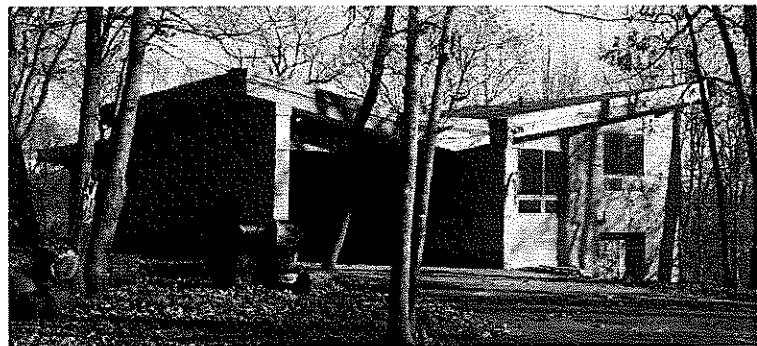
With National Register listings as far back as 1966, Massachusetts has many early nominations. While national and state standards for registration have changed, nominations from the mid 1980s and earlier need improved documentation to meet current preservation planning needs and updated information to reflect current conditions. In addition, extending the period of significance for early nominations is needed which will recognize many more contributing resources.

Additional Education is Needed

There remains a need for additional training for local historical commissions and the general public on the benefits and the process of listing properties in the National Register of Historic Places. Designation in the National Register provides recognition, increases awareness of historic and cultural resources, provides limited protection, and access to grant and funding opportunities. Therefore, it is essential to provide access to the National Register listing process through venues such as the Preservation Massachusetts training module.

Modernism

The resources of the mid 20th century, including suburban neighborhoods, commercial, institutional, and civic structures, individual residences, and mid 20th century landscapes are among the region's least appreciated and most threatened historic resources. Expressions of



An example of modernist residential housing located in Lincoln

modernism are found in Massachusetts as early as the 1920s, and examples continued into the 1970s. Interest is growing across the state in recognizing these now-fragile resources. Context studies are presently in development for mid-century modern residences of the Outer Cape, and for individual houses and subdivisions in the town of Lexington. It is expected

that over the next five years, a number of National Register nominations for modern residential properties in these and other communities will be submitted. Other property types associated with rapid postwar development—for example, schools, commercial buildings, defense-related resources, transportation-related resources—also would be well served in terms of the National Register program by increased context development to allow for more informed evaluations and the protective and recognition opportunities that can come with National Register eligibility. One very common property type will present a particular challenge in upcoming years—the 20th century apartment building. In urban areas such as Boston and Springfield, thousands of apartment buildings were erected in the early 20th century. With incentive opportunities for historic rehabilitation, more examples of this property type are being presented for evaluation and registration. Without context development, evaluation is challenging. The MHC expects to

collaborate with consultants and communities in development of context that will help understand the significance and registration requirements of this common property type.

New or Little Recognized Property Types

There is additional need to evaluate properties associated with Native American tribes, African-American, Portuguese, and other ethnic groups for whom few historic and cultural resources are presently designated.

3. Protecting Historic & Archaeological Resources through State & Federal Regulations

Review and Compliance at the Massachusetts Historical Commission

The review and compliance program is difficult to predict since it depends on many factors including the economy, finances, real estate market conditions, state/federal/local budgets, investments as well as others. For instance, the federal economic recovery and stimulus programs resulted in a 25% increase in MHC project reviews in 2009-2010. MHC responded quickly to recovery project reviews, in order to assist with the stimulus programs. However, there was no supplemental funding for hiring additional staff. In fact, the state budget decline has further exacerbated MHC's limited staffing problem. Even with these challenges, MHC continues to use federal and state reviews as effectively as possible to result in preservation and protection of historic resources.

Monitoring Existing Preservation Restrictions

MHC now holds over 600 preservation restrictions on grant-assisted properties. Updating owner information, communicating with owners, and monitoring the restrictions on-site all require staff committed to these tasks. This remains very challenging with limited staff availability at MHC.

Establishing Additional Preservation Restrictions

The demand for preservation restriction technical assistance remains very high as CPA related preservation restrictions are implemented, as property owners seek to take federal tax deductions and as organizations expand their easement holding activities. In addition, the resources proposed for protection with a preservation restriction is highly varied. As each preservation restriction must be reviewed individually based on the significant features of the resource, processing the high volume of preservation restriction submittals remains challenging.

4. Protecting Archaeological Sites

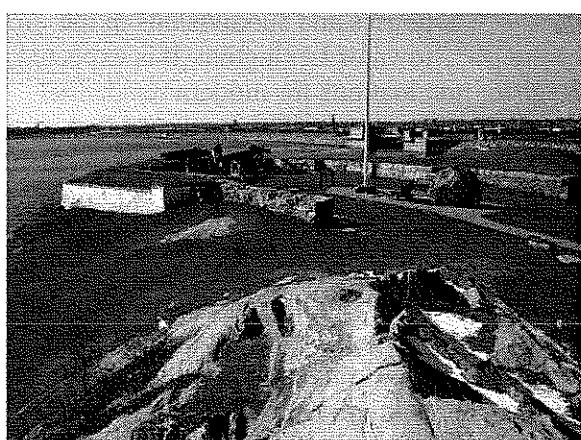
Lack of Archaeological Survey

Only a very small percentage of the state has been subjected to an archaeological survey. As a

result, perhaps only 3-5% of the number of archaeological sites expected to exist are recorded in MHC's inventory. Given the lack of systematic archaeological survey across the state, identification surveys are a priority planning activity.

Archaeological Awareness

The general public has a lack of awareness when it comes to archaeological resources. Below ground resources may even be overlooked by those in the preservation community. Additional public education is



Fort Phoenix, Fairhaven

needed on the archaeology of Massachusetts.

Regulations Protecting Archaeological Sites

While MHC may review impacts to significant archaeological sites in Massachusetts through review and compliance activities, most archaeological sites are on privately owned land. When development does not meet a review and compliance threshold such as federal or state funding, permitting or licensing, MHC review may be non-existent. Additional planning, education, and local review are needed to better protect significant archaeological sites.

5. Protecting Historic Resources through Financial Support

Massachusetts Preservation Projects Fund

Aside from the challenge of maintaining funding for this program, current challenges for the MPPF program include developing a revised preservation restriction agreement which will require a standard of baseline documentation in the form of existing conditions, photographs, and other record documents. Similarly, the nearly 600 MPPF preservation restrictions, currently held by the MHC, require the development of a more active covenant monitoring program. Presently, MHC Grants Division staff is in the midst of notifying all owners of properties with MPPF preservation restrictions to remind them of their obligations and responsibilities and to update the MHC with current contact information as well as anticipated project plans.

Community Preservation Act

While the participation in the community preservation act continues to grow, challenges remain for increasing statewide revenue and increasing local participation from economically-challenged communities. During the economic downturn, real estate filings dropped considerably resulting in far less revenue into the community preservation trust fund. From a 100% match several years ago, the average statewide match dropped to 31% in 2010. Meanwhile, although 147 communities have passed CPA, passage by large, urban communities as well as less affluent communities has lagged. Stimulating broader participation in CPA remains critical to extending the preservation benefits of the Act to communities statewide.

Survey and Planning Grants

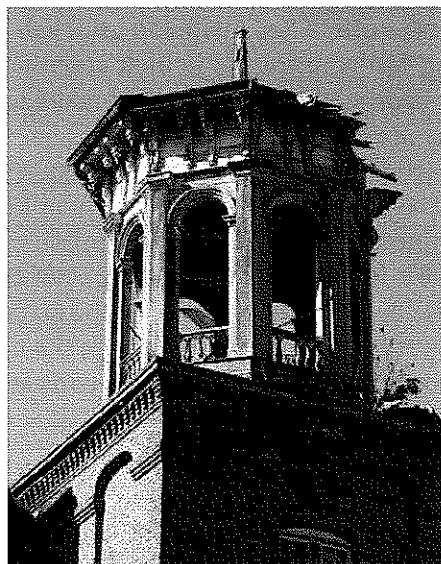
Due to budgetary constraints, the Survey and Planning grant program operated at a minimal level during the 2006-2010 period. Except for FY 2007, only Certified Local Governments were eligible to apply. As a result, many worthwhile local projects could not be funded.

State and Federal Tax Credits

The state historic preservation tax credit was recently extended until 2017. Maintaining this tax credit is essential as the loss of this tax credit would be devastating. Meanwhile, efforts to remove the \$50 million annual cap have been unsuccessful.

20th Century Buildings

Funding challenges will also be present as recent past buildings from the 20th Century age. Transitional masonry buildings consisting of structural steel frame, masonry walls, cast stone, and terra cotta are facing major deterioration and will require substantial investments in the coming years.



Financial challenges face many historic properties such as this mill building in the village of Gilbertville.

6. Protecting Historic Resources through Assisting Local Governments

Technical Assistance to Local Historical Commissions

While technical assistance to local governments is available through many different avenues such as MHC guidebooks, handouts, DVDs, phone/e-mail responses, and on-site workshops, the need for assistance remains greater than what is currently offered through commission training. Too often, the bar remains high for volunteer commission members to accomplish essential tasks such as survey, national register nominations, establishing local historic districts or mobilizing an effort to save a threatened historic resource.

Circuit Rider Program

Although the circuit rider program is providing expertise and information to many local communities, this program was funded for only a three-year period. Additional funding will be needed to sustain this assistance program.

Heritage Landscape Inventory Program

The Heritage Landscape Inventory Program, administered through the Department of Conservation and Recreation is on hold due to state budget cuts. This successful partnership program between local communities and a state agency was a great loss with its abrupt termination. Without it, many communities will be unable to identify important landscape resources

7. Protecting Historic Resources through Local Government Actions

Local Historical Commissions

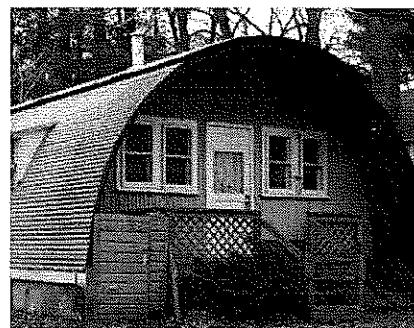
Historic preservation efforts statewide remain largely at the local level through historical commissions and historic district commissions. Very few commissions have staff assistance and so rely almost exclusively on the volunteer efforts of commission members themselves. Local commissions face many challenges as they remain on the frontline of preservation efforts. Among their challenges are recruiting new members, assuring adequate municipal funding, and finding time to accomplish their goals. Many of the all-volunteer, local commissions are overburdened and unable to establish a strong, effective, and long-lasting presence in their community. Even though there are nearly 3000 members that make up the commissions, they are not well represented.

Inactive Local Historical Commissions

While almost every municipality in Massachusetts has adopted a local historical commission, it is estimated that 15 % of commissions statewide are not currently active. In these communities, there may be no one that can advocate for a threatened resource, recognize the need for preservation planning, or understand that preservation options and strategies are available.

Demolition Delay Bylaws

An impressive number of communities established a demolition delay bylaw over the past five years. Yet, there remain 224 cities and towns without this basic level of regulatory protection. Additionally, most demolition delay bylaws remain at only six months. This is often an inadequate period of time to seek alternatives to demolition.



This unique WWII veterans housing was demolished in 2010 despite the advocacy efforts to preserve it.

Additional demolition delay bylaws are needed and with lengthier delay periods of twelve to eighteen months.

Local Historic Districts

While 120 cities and towns now have a local historic district, that leaves 231 without the protection of a local historic district. Furthermore, only a very small geographic area of the state is actually protected by a local historic district. Most of the historic areas of Massachusetts remain unprotected. Establishing additional local historic districts and enlarging existing local historic districts is essential. While local historic districts remain the most effective preservation tool available, passage of additional local historic districts remains very challenging. It is estimated that only 10% of appointed local historic district study committees successfully pass a local historic district through their local legislative body.

Local Historic District Commissions

With the vast majority of the local historic district commissions consisting solely of volunteers without municipal staff support, district commissions struggle with design review, administration, public education, and enforcement.

Volunteers Needed

Although not the case in all communities, local historical commissions and historic district commissions are often facing difficulties in finding qualified, energetic volunteers to serve on their commissions. As our culture increases its mobility, fewer people have a connection and commitment to their hometown.

Other Regulatory Tools

While tools such as Architectural Preservation Districts remain an excellent option for cities and towns interested in protecting neighborhood character without the more stringent design review regulations of a local historic district, few communities have opted to establish architectural preservation districts.

8. Protecting the Rural Historic Landscape

Development Trends

A report issued in 2009 by the Massachusetts Audubon Society found that 22 acres of land is developed each day in Massachusetts with some areas particularly threatened by sprawl development. While the report found good news that between 1999-2005 Massachusetts protected more land than it lost to development, the threat to the rural historic landscape is clear. As the report notes, agricultural land is highly threatened as we continue to build farther from metropolitan areas. 87% of the development was for residential construction accounting for a loss of 10,000 acres of agricultural land between 1999 and 2005. Without its agricultural landscapes, Massachusetts loses a key piece of its character.

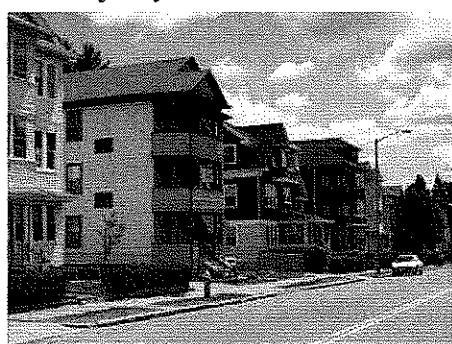
9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

Although Coordinated Statewide Emergency Preparedness (COSTEP) has made excellent progress in integrating cultural resources into emergency management, they recognize that the majority of cultural heritage institutions do not have an emergency plan with staff trained to carry it out. With several recent floods in Massachusetts impacting historic museum collections, the need for quick action through an emergency plan was acutely noted.

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Urban and Industrial Areas

The majority of residents of Massachusetts live in urban areas. In many ways, the future of historic preservation in Massachusetts rests with the urban areas of the state. Large cities, medium sized cities, and the small industrial villages scattered throughout the state have the abundance of irreplaceable historic resources. As manufacturing practices adjust to modern requirements, many of these places face challenges in funding large-scale rehabilitation projects and maintaining vibrant neighborhoods. While urban revitalization success stories abound, decades of job losses and disinvestment are the common theme. The result is that many Massachusetts residents choose new housing constructed on former agricultural fields or woodlands while opportunities for infill housing and rehabilitation are unmet. A report by MassInc and the Brookings Institution released in 2007 focused on 11 historic mill cities and found many concerns regarding their economic status compared to other areas of the state.



Multi-family housing in the City of Worcester

MassInc and the Brookings Institution released in 2007 focused on 11 historic mill cities and found many concerns regarding their economic status compared to other areas of the state.

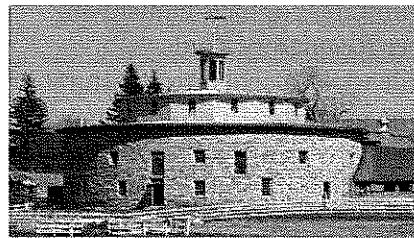
11. Encouraging Historic Preservation through Heritage Tourism

Drawing Additional Heritage Visitors to Massachusetts

There are numerous challenges regarding heritage tourism particularly during the economic downturn. The state budget crisis has greatly impacted the funding available to draw visitors to Massachusetts. In many cases, state funding for visitor centers has been eliminated. All of the Visitor Centers on the Massachusetts Turnpike have been closed. Publication of the Getaway Guide magazine has ceased. Additionally, grants that encourage visitation to area attractions have declined or been eliminated. At the same time, discretionary income has declined bringing fewer travels. Museums have noted that visitation by school groups has dropped off. All this could have long-lasting implications as the next generation will have less interest in historic preservation and heritage tourism sites face increased competition from other recreational venues.

Economic Impact Study

The economic impact study from 2002 clearly demonstrated the enormous impact of heritage tourism on the economy of Massachusetts. This study is now almost ten years old and more recent statistics are needed to encourage policies that protect historic resources.



Shaker Village, Hancock

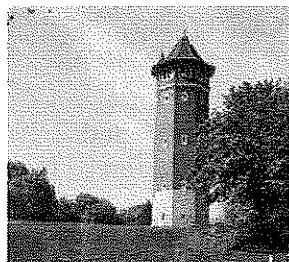
12. Strengthening the Stewardship of Historic and Archaeological Resources

State Government Property

While the Massachusetts Historical Commission does not own any property in the state, many state agencies do. These include the Department of Conservation and Recreation, Massachusetts Department of Transportation, and the university system. State owned historic properties include archaeological sites, buildings, bridges, landscapes, and structures. For properties in the DCR system, one of the major issues remains deferred maintenance and the lack of funding to properly maintain buildings and structures. At the MA DOT, challenges include the many historic bridges in need of rehabilitation or upgrade. An additional concern of note is the need to make

certain that significant state surplused property is only sold with an appropriate preservation restriction.

Local Government Property



*High Service Water Tower,
Lawrence*

Many of the same concerns noted for state property are also true for property owned by municipal government such as deferred maintenance, lack of funding, and disposition of surplus property.

State Government Policies

While most state policies and regulations consider their impacts to significant historic resources, some state policies remain that do not adequately take into account historic resources, community character, and neighborhood revitalization. Of particular concern to many communities during this planning cycle was the Massachusetts School Building Authority's Model School Program which encouraged demolition and new construction over additions and rehabilitation.

Historic Homeowners

Although historic homeowners own the vast majority of the historic resources statewide, there are few resources to assist them with the stewardship of their property. There are currently no statewide tax credits, loans or grants available to assist private residential historic homeowners. Even more troublesome is the fact that finding qualified contractors sensitive and knowledgeable regarding best practices may be hard to find or entirely unavailable in their geographic area. As a result, homeowners may be left with few preservation options regarding maintenance of their property. Aside from efforts at Historic New England, there is essentially no training in Massachusetts directed to historic homeowners. This is a huge constituency that is not being reached. Additional training for homeowners including topics such as lead paint abatement, window repair, energy efficiency, water infiltration, moisture, architectural details and local history would be highly beneficial.

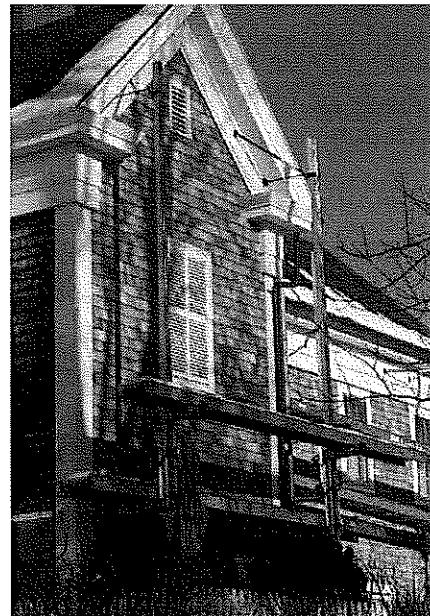
13. Protecting Historic Resources through Education and Public Awareness

Statewide Preservation Coalition

The Statewide Preservation Coalition, made up of preservation partners around the state, was particularly effective at advocating for the Massachusetts Historic Preservation Tax Credit. This broad coalition of local, regional and state preservation partners could achieve additional successes.

Utilizing the News Media

While the news media will often publish or broadcast stories related to historic preservation, the news media is not effectively utilized by the historic preservation community. Particularly at the local level, commissions need training and expertise that can help them develop relationships with news media, prepare press releases, and respond to inquiries on historic preservation topics. While MHC prepares press releases for preservation award winners and national register nominations, there are many additional topics that would appeal to news media outlets and their consumers. The fiftieth



anniversary of the Massachusetts Historical Commission in 2013 offers unique opportunities for publicizing statewide historic preservation efforts.

Additional Training Needed

There is a great need for additional historic preservation training. Besides local commissions, other groups that would benefit from targeted training include realtors, contractors, and developers.

Plaque Programs, Walking Brochures, and Other Local Education Efforts

Challenges related to funding are even impacting such local efforts as plaque programs and walking tour brochures. During this economic downtown, the Bostonian Society was forced to temporarily suspend any additional historical plaques.

Municipal Websites

Over the past five years, most municipalities now have an official city or town website. However, a review of municipal websites demonstrated that many do not include a webpage for the local historical commission or the historic district commission even when other boards and commissions are listed. A local commission webpage is a valuable tool for education, outreach, and strengthening historic preservation efforts and needs to be a local commission priority.

Massachusetts Historical Commission Website

Improvements to the Massachusetts Historical Commission website are needed including a more user-friendly format for the citizens of Massachusetts. The website as currently constructed assumes a level of historic preservation knowledge most visitors are unlikely to have. While great progress has been made in accessing digitally converted text and photo files of historic property inventory files through the MHC website, this remains a multi-year project to complete the state.

Statewide Historic Preservation Conferences

Although annual statewide historic preservation conferences were held from 1999 to 2005, MHC has been unable to maintain this event due to staffing issues. Yet, there is a great need for bringing the volunteer and professional statewide preservation community together for training, networking, and inertia. The continued success of other annual conferences for the land trust community, planning boards, and conservation commissions demonstrates that an annual historic preservation conference for the state would be a great benefit.

Massachusetts Historical Commission Newsletter

Staffing changes at MHC have presented numerous challenges to publishing a timely hardcopy newsletter. It has now been several years since the Preservation Advocate, MHC's newsletter has been published. While the e-newsletter has helped fill this gap, there remains a need for a more in-depth bi-annual SHPO newsletter.

Basic Historic Preservation Inquiries

Despite educational and outreach efforts, continued confusion over the National Register of Historic Places and Local Historic Districts remains.

14. Sustainably Rehabilitating Historic Properties

Historic Buildings are Green Buildings

Historic buildings remain under great threat with the recent focus on green energy-efficient buildings. Yet, new construction built in a completely car dependent outer suburban area will likely be considered a green building. Yet, the historic building located in an urban setting is seen as an energy waster. With the advertising and misinformation about how best to accomplish energy-efficiency, the general public has an imbalanced perspective regarding

historic buildings. This is particularly true for window replacements, deep energy retrofits and where insulation is appropriate. Historic buildings are most often inherently green through their embodied energy, walkable locations, quality construction, and natural materials. By upgrading mechanical systems, sealing air infiltration and insulating appropriate areas, historic buildings can outperform many new buildings. Yet, this message is not getting through effectively by the preservation community even though energy auditors are stating similar conclusions. While the rating system for sustainable buildings, LEED, is now recognizing the inherent sustainability of historic buildings compared to new construction but there is a long way to go towards making the point system an even playing field.

Window Replacements

The replacement of historic windows remains a great concern as old growth wood windows, fully capable of rehabilitation and weather sealing, are removed and discarded. With the financial incentives and extensive marketing, property owners will continue to purchase replacement windows even when other strategies have a much better cost benefit analysis for saving energy and money. The preservation community needs a vocal, proactive, and broader message regarding the benefits of retaining original windows.

Deep Energy Retrofits

Other concerns include deep energy retrofits. Better documentation and monitoring of the impacts of deep energy retrofits are needed. Some deep energy retrofits are clearly not preservation friendly and do not meet the Secretary of the Interior Standards. Other energy retrofit techniques may be acceptable. However, further research is needed into what short and

long-term damage may result as well as simple cost/benefit analysis.

Alternative Energy Systems

Guidelines are also needed regarding alternative energy systems such as accommodating solar panels on historic buildings. The historic preservation community needs to recognize that new installations, while visible, can still meet the Secretary of the Interior Standards.

Collaboration with the Energy Community

Too often, historic preservation is pitted against green energy. Yet, recent discussions suggest that there are

many common goals and much that can be learned from each other. The historic preservation community must reach out to the green energy community to clarify common ground and then how best to market this message out to the public and policy makers collaboratively.

15. Including diverse cultural and ethnic communities in historic preservation.

Native American

With a past stretching back 10,000 years in Massachusetts, Native Americans have a distant past and a recent past that offers perspectives for all residents of Massachusetts to learn and appreciate. Yet, additional efforts are needed that can help to identify, document, and educate regarding the Native American historic and archaeological resources present statewide.

Demographics

Massachusetts remains an immigrant state. In fact, if not for the additional immigrant populations entering and residing in Massachusetts, the state would be losing population. In the

last federal census, the percentage of foreign-born persons residing in the state was 12.2%. This offers both opportunities and challenges for historic preservation efforts. As the history of the state is directly tied to immigrant populations arriving here, historic preservation can be brought right into the present. However, while there are some exceptions, the historic preservation community is in general not reaching out to new arrivals. Additional materials and methods are needed that engage specific audiences.

Statewide Goals and Objectives

After reviewing the major accomplishments over the past five years, considering the current challenges we face, this section looks ahead to the next five years for what needs to be done, who is best suited to accomplish it, and a benchmark for how to reflect on the status of historic preservation five years from now.

These Statewide Goals and Objectives can only be accomplished through the commitment of many local, regional, and statewide organizations involved in historic preservation. Partnerships are essential. So, too, is the recognition that each organization has unique strengths that will collectively bring us closer to reaching these goals. For the first time, this State Historic Preservation Plan identifies the organization(s) responsible or best-suited to accomplish each objective.

It should be noted that some of the Massachusetts Historical Commission objectives found here represent core responsibilities of the Massachusetts Historical Commission. These are included here because the Statewide Goals and Objectives are referred to regularly and, most importantly, form the basis of our Annual Work Programs. Each task included in our Annual Work Program must refer back to the Goals and Objectives of this State Historic Preservation Plan.

Organization Key

BPA – Boston Preservation Alliance

BSA - Boston Society of Architects

CCMHT – Cape Cod Modern House Trust

CLG - Certified Local Government

COSTEP – Coordinated Statewide Emergency Preparedness

CPC – Community Preservation Coalition

CPC-Community Preservation Committee

DHCD – Department of Housing and Community Development

DOCOMOMO – Documentation and Conservation of the Modern Movement

DAR – Department of Agricultural Resources

DCR – Department of Conservation and Recreation

FEMA – Federal Emergency Management Agency

FOMA – Friends of Modern Architecture

HBI – Historic Boston Incorporated

HNE – Historic New England

LCPC – Local Community Preservation Committee

LHC – Local Historical Commissions

LHDC – Local Historic District Commissions

LT – Land Trusts

MAAB – Massachusetts Architectural Access Board

MACDC – Massachusetts Association of Community Development Corporations

MADOT – Massachusetts Department of Transportation

MCIA – Massachusetts Commission on Indian Affairs

MEMA – Massachusetts Emergency Management Agency

MHC – Massachusetts Historical Commission
 NPO – Non Profit Organization
 NTHP – National Trust for Historic Preservation
 PM – Preservation Massachusetts
 RPA – Regional Planning Agencies
 THPO – Tribal Historic Preservation Office
 TPL – Trust for Public Land
 TTOR – Trustees of Reservations

1. Identifying and Documenting Historic and Archaeological Resources

Goal: Support ongoing historic and archaeological resource identification and documentation and its integration into local, regional, and statewide preservation planning.		
Objectives:		Organization
1	Initiate, maintain, update, and expand a community-wide inventories of historic and archaeological resources using MHC guidelines and inventory forms in accordance with NPS standards for the identification and evaluation of cultural resources.	<i>LHC</i> <i>MHC</i>
2	In communities with little or no survey, prepare a community-wide survey plan that targets priority properties for survey, identifies significant historic themes, and establishes a phased approach to completing the identified goals.	<i>LHC</i> <i>MHC</i>
3	Seek local and state funding for professional assistance in preparing survey forms such as local fundraising, municipal funds, community preservation act funds, and survey and planning grants.	<i>LHC</i>
4	Provide technical assistance to cities and towns engaged in initiating, updating, expanding, or maintaining their inventories of historic and archaeological resources.	<i>MHC</i>
5	Deliver the introductory survey training module to local historical commissions on a regularly scheduled basis throughout the state.	<i>MHC</i> <i>PM</i>
6	Complete an update of the Historic Property Survey Manual that reflects changes in survey methods and technologies, including digital photography, GIS mapping, and internet-based research.	<i>MHC</i>
7	Undertake surveys of historic and archaeological resources owned by municipal, state, federal, and non-profit land holding organizations, including regional and local conservation land trusts.	<i>MHC, LHC, NPO</i> <i>State and Federal Agencies</i>
8	Continue to support the use and further refinement of dendrochronology dating as a tool in historic architectural research and building analysis.	<i>MHC</i>
9	Support and sustain an active community of professional survey	<i>MHC</i>

	contractors to undertake projects and maintain high standards of field documentation and research.	
10	Undertake plans and surveys that address the full range of local resources by type, period, theme, and location.	<i>LHC</i> <i>MHC</i>
11	Undertake thematic surveys associated with historic industry-related resources, agricultural resources and rural historic landscapes, transportation and service infrastructure, commercial properties, designed landscapes, resources with ethnic associations, properties associated with African-American history, properties associates with historic Native American historic, and mid-20 th century resources in general.	<i>MHC</i> <i>HNE</i> <i>FOMA</i> <i>THPO</i> <i>MCIA</i> <i>DOCOMOMO</i> <i>CCMHT</i>

2. Evaluating and Registering Historic and Archaeological Resources

Goal: Support ongoing historic and archaeological resource evaluation and registration into local, regional, and statewide preservation planning.

Objectives:	Organization
1 Evaluate historic property significance through the National Register of Historic Places criteria.	<i>MHC</i> <i>CLG</i>
2 List National Register eligible properties in the National Register of Historic Places.	<i>MHC</i> <i>CLG</i>
3 Assist local commissions in understanding the requirements for national register eligibility opinions.	<i>MHC</i>
4 Assist local commissions in listing eligible properties in the National Register.	<i>MHC</i>
5 Improve documentation for pre-1986 National Register nominations.	<i>MHC</i>
6 Encourage National Register nominations that develop contexts for 20 th -century resources.	<i>MHC</i>
7 Encourage National Register nominations that develop contexts for resources associated with the state's ethnic history including Native Americans, African Americans, and other groups.	<i>MHC</i>
8 Improve the capacity of the Massachusetts Historical Commission to edit and forward National Register nominations to the National Park Service promptly.	<i>MHC</i>
9 Inform the public about the benefits of the National Register program.	<i>MHC, PM, LHC,</i> <i>NTHP</i>
10 Prepare nominations through volunteer efforts or with professional assistance.	<i>LHC</i>
11 Seek funding sources for professional assistance in preparing national register nominations.	<i>LHC</i>

3. Protecting Historic & Archaeological Resources through State & Federal Regulations

Goal: Improve the effectiveness of federal and state regulations protecting significant historic and archaeological resources.		
Objectives:		Organization
1	Review projects with state and/or federal involvement for their impact on historic and archaeological resources.	<i>MHC</i>
2	Investigate additional methods for increasing public information regarding procedures for state and federal reviews.	<i>MHC</i>
3	Develop and revise programmatic agreements with federal and state agencies that will reduce staff commitments while still providing adequate review to protect historic resources.	<i>MHC State Agencies Federal Agencies</i>
4	Increase the capacity of the Massachusetts Historical Commission to review, comment, and approve preservation restrictions.	<i>MHC</i>
5	Encourage the use of incentive programs such as the donation of preservation restrictions or conservation easements for significant properties.	<i>MHC</i>
6	Monitor properties on which MHC holds a preservation restriction.	<i>MHC</i>
7	Develop a manual and guidelines for submitting preservation restrictions to the MHC.	<i>MHC</i>
8	Develop creative and sensitive accessibility solutions for historic properties.	<i>MHC MAAB</i>
9	Provide technical assistance regarding the state building code as it relates to historic properties.	<i>MHC</i>

4. Protecting Archaeological Sites

Goal: Strengthen initiatives for the protection of significant archaeological resources.		
Objectives:		Organization
1	Provide public information regarding the importance of saving archaeological sites.	<i>MHC</i>
2	Adopt archaeological review bylaws for the protection of significant archaeological sites.	<i>Municipalities</i>
3	Identify significant sites and initiate outreach to property owners as a first step towards developing long-term preservation plans for site protection.	<i>MHC</i>
4	Encourage land conservation tools that can also preserve significant archaeological sites.	<i>MHC</i>
5	Computerize the MHC archaeological data files through databases and GIS mapping.	<i>MHC</i>
6	Initiate thematic historical archaeological surveys to locate and identify sites associated with women, children, African Americans, and other groups for which documentation is unrepresentative or inaccurate, and for periods and site types that are well-suited to historical archaeological study.	<i>MHC</i>
7	Coordinate with the Massachusetts Historical Commission on known and potential archaeological sites.	<i>LHC</i>

8	Prepare comprehensive, community-wide archaeological surveys with qualified consultants and in partnership with the MHC.	<i>LHC</i>
9	Collaborate on identifying and protecting significant Native American sites.	<i>THPO, MCIA, MHC, LHC</i>
10	Develop archaeological national register nominations where archaeological potential is high.	<i>MHC</i>

5. Protecting Historic Resources through Financial Support

Goal: Provide adequate levels of funding and incentives to support historic preservation activities across the state.

Objectives:		Organization
1	Administer, support, and publicize the preservation of significant historic properties under non-profit and municipal ownership through the Massachusetts Preservation Projects Fund (MPPF).	<i>MHC</i>
2	Administer, support, and publicize the Survey and Planning Grant program for Certified Local Governments and, when funding is available, for Non-Certified Local Governments.	<i>MHC</i>
3	Utilize federal transportation enhancements to fund eligible historic preservation projects.	<i>RPA MADOT</i>
4	Administer, support, and publicize the federal investment tax credit and the state historic rehabilitation tax credit programs.	<i>MHC</i>
5	Seek the expansion of the state historic tax program through significantly increasing or removing the annual cap.	<i>PM</i>
6	Assist cities and towns in adopting the Community Preservation Act.	<i>CPC</i>
7	Revise the Community Preservation Act to provide increased financial incentives to urban areas.	<i>CPC</i>

6. Protecting Historic Resources through Assisting Local Governments

Goal: Assist local governments, particularly historical commissions, historic district commissions, and community preservation committees in protecting their significant historic resources through technical expertise and effectiveness.

Objectives:		Organization
1	Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.	<i>MHC</i>
2	Provide technical assistance to cities and towns interested in establishing a local historic district, demolition delay bylaw, architectural preservation district, and other local protection mechanisms.	<i>MHC</i>
3	Provide regional workshops to local commissions on preservation planning, local historic districts, demolition delay, and other topics as needed.	<i>MHC</i>
4	Facilitate peer information exchange among local commissions.	<i>MHC</i>
5	Administer, support, and publicize the Certified Local Government Program.	<i>MHC</i>

6	Amend the State Historic Districts Act (M.G.L. Ch. 40C) to make its structure more useable and to clarify key technical and procedural areas.	<i>MHC PM LHDC</i>
7	Educate local historical commissions, historic district commissions, and community preservation committees about the effectiveness of preservation restrictions.	<i>MHC</i>
8	Establish a statewide association of local historical and historic district commissions.	<i>LHC LHDC</i>

7. Protecting Historic Resources through Local Government Actions

Goal: Establish outreach, policies and regulations at the local level recognizing that the strength of historic preservation is at the local level.

Objectives:	Lead Organization
1 Protect significant properties through the passage of local historic districts, demolition delay, architectural preservation districts, and other preservation local bylaws and ordinances.	<i>LHC LHDC</i>
2 Administer the demolition delay bylaw to best protect significant historic resources.	<i>LHC</i>
3 Administer regulatory design review within local historic districts to best protect significant historic resources and areas.	<i>LHDC</i>
4 Attend training workshops offered by the Massachusetts Historical Commission, Preservation Massachusetts, and other organizations.	<i>LHC LHDC</i>
5 Revise zoning bylaws and ordinances that will encourage concentrating development, discourage sprawl, and revitalize commercial centers.	<i>LHC</i>
6 Integrate historic preservation concerns into the planning and development process.	<i>LHC</i>
7 Undertake public information programs such as walking tours, neighborhood brochures, preservation awards, websites or DVDs to heighten public awareness of historic resources.	<i>LHC</i>
8 Adopt the Community Preservation Act in order to fund historic preservation projects.	<i>LHC</i>
9 Fund historic preservation projects through the Community Preservation Act.	<i>CPC</i>
10 Apply for status as a Certified Local Government through the Massachusetts Historical Commission when the minimum requirements to become a CLG are met.	<i>LHDC</i>
11 Apply for funding through the Survey and Planning Grant program for survey, national register nominations, planning projects, and public education projects.	<i>LHC LHDC</i>

8. Protecting the Rural Historic Landscape

Goal: Strengthen efforts for the preservation of Massachusetts's rural historic landscapes.

Objectives:	Lead Organization
1 Acquire landscapes that have significant historic resources or associations.	<i>Land Trusts TTOR, TPL, CPC</i>

2	Acquire agricultural preservation restrictions on significant historic farmland.	DAR CPC
3	Partner with the land trust community to preserve open space, rural landscapes, and historic structures.	MHC, CPC <i>Land Trusts</i>
4	Advocate for the preservation of rural historic landscapes.	MHC, PM, DCR, DAR, CPC
5	Restart the Heritage Landscape Inventory Program.	DCR

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

Goal: Heighten the state's ability to address the effects of natural processes on historic and archaeological resources and its preparedness for responding to natural and other disasters impacting Massachusetts's historic and archaeological resources.

Objectives:	Lead Organization
1 Educate organizations regarding the need for disaster planning.	FEMA, MEMA COSTEP
2 Participate in the Massachusetts COSTEP Advisory Group to foster a statewide disaster preparedness planning process for cultural resources including historic properties and sites that addresses disaster mitigation, preparedness, response and recovery.	FEMA, MEMA MHC, COSTEP
3 Support training to raise the awareness of the emergency management community of the needs of historic properties and sites in disaster situations, and to raise the awareness of stewards of historic properties and sites of the disaster response framework and concerns of the emergency management community.	FEMA, MEMA COSTEP
4 Encourage organizations that have stewardship of historic properties and sites to develop formal, written disaster plans and to file copies of their plans with their municipal emergency management director.	FEMA, MEMA COSTEP
5 Encourage and support ongoing dialog between organizations that have stewardship of historic properties and sites and their local, municipal emergency management director to develop protocols for procedures and communication in the event of a local disaster.	FEMA, MEMA COSTEP
6 Encourage local historical commissions to take a lead role in strengthening relationships between historic property and site stewards, municipal authorities and emergency managers.	FEMA, MEMA COSTEP

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Goal: Incorporate specific historic preservation objectives in community revitalization and economic development efforts.

Objectives:	Lead Organization
1 Provide federal and state historic tax credits that rehabilitate urban and industrial areas.	MHC
2 Coordinate revitalization policies, tax credits, grants, and community development plans so that projects can have the largest impact throughout the community.	MHC MACDC DHCD
3 Provide economic development strategies that discourage greenfield development and encourage the rehabilitation of historic industrial	DHCD

	properties.	
4	Increase the use of CDBG fund for historic preservation purposes.	<i>DHCD, LHC</i>
5	Provide resources that help to clean up brownfield sites.	<i>DEP CPC</i>
6	Demonstrate that investing in small and large cities offers the best method of encouraging sustainable development.	<i>DHCD, MHC</i>
7	Revise local zoning to encourage adaptive re-use in urban neighborhoods or underutilized buildings.	<i>LHC</i>
8	Provide technical assistance on downtown revitalization and economic development.	<i>DHCD</i>

11. Encouraging Historic Preservation through Heritage Tourism

Goal: Increase heritage tourism to Massachusetts and recognize it as an integral component of the travel and tourism industry and the state's economy.

Objectives:		Lead Organization
1	Market statewide historic and cultural resources to both residents and out of state visitors.	<i>MOTT</i>
2	Organize the many small historic and cultural institutions into larger heritage tourism efforts.	<i>MOTT</i>
3	Demonstrate the need for additional infrastructure that will support heritage tourism.	<i>MOTT</i>

12. Strengthening the Public Stewardship of Historic and Archaeological Resources

Goal: Increase the care provided to historic and archaeological resources by property owners and interested parties.

Objectives:		Lead Organization
1	Educate state agencies, municipalities, and non-profit organizations as to their historic preservation responsibilities.	<i>MHC</i>
2	Minimize the impediments to historic preservation within existing state policies and regulations.	<i>All State Agencies</i>
3	Seek local, state, and other funding sources that can adequately maintain municipally owned property.	<i>LHC</i>
4	Provide training to homeowners regarding best preservation practices.	<i>MHC, HNE, LHC PM</i>
5	Partner with statewide, regional, and local organizations on historic preservation initiatives.	<i>Various</i>

13. Protecting Historic Resources through Education and Public Awareness

Goal: Heighten public awareness, understanding, and appreciation of the state's historic and archaeological resources and their methods of preservation.

Objectives:		Lead Organization
1	Develop public information regarding the identification, evaluation, and protection of historic properties.	<i>MHC</i>
2	Organize Preservation Award programs to highlight significant accomplishments, achievements, and best practices	<i>MHC, PM, LHC, other local and Regional organizations</i>

3	Provide public and private schools with material on local history so that it can be incorporated into the curriculum.	<i>LHC</i>
4	Promote Archaeology Month to educate the public about the importance of preserving archaeological resources in the state.	<i>MHC</i>
5	Develop public information efforts such as walking tours, newspaper articles, neighborhood architectural brochures, preservation awards or cable access programming to heighten public awareness of historic preservation activity in their communities.	<i>LHC</i>
6	Collaborate with building owners and managers on the best practices for rehabilitation of 20 th Century buildings.	<i>BSA BPA</i>
7	Improve the website of the Massachusetts Historical Commission by making it more user-friendly to the general public and by increasing the content of information available.	<i>MHC</i>
8	Continue development of the Massachusetts Cultural Resources Information System (MACRIS) including ongoing data entry and to expand its GIS capabilities with a public interface.	<i>MHC</i>
9	Continue efforts to scan and make the digitally converted text and photo files of its historic properties inventory fully accessible through its MACRIS web interface	<i>MHC</i>
10	Reinstate the annual statewide historic preservation conference.	<i>MHC, PM</i>
11	Provide municipal departments, staff, boards, and the general public with secure access to the local inventory.	<i>LHC</i>
12	Organize activities focused on the fiftieth anniversary of the Massachusetts Historical Commission.	<i>MHC</i>

14. Sustainably Rehabilitating Historic Properties

Goal : Educate the Public that Historic Properties are inherently sustainable.	
Objectives:	Lead Organization
1	Present workshops around the state regarding the sustainability of historic properties.
2	<i>BPA, MHC, NTHP HNE</i>
3	Investigate research methods that will gather data on the cost benefit analysis and reversibility of energy retrofits.
4	Collaborate on energy and building code issues as they relate to significant historic resources.
5	<i>HNE, BPA MHC DHCD MACDC</i>

15. Including diverse cultural and ethnic communities in historic preservation.

Goal: Provide opportunities for diverse cultural and ethnic communities to participate in and contribute to historic preservation activities.	
Objectives:	Lead Organization
1	Connect with diverse communities to learn how historic preservation

	could improve quality of life, community and economic opportunities.	<i>HBI</i>
2	Provide opportunities for historic preservation that can reflect a broader range of cultures, traditions, and ethnicity.	<i>HBI, MACDC</i>

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HISTORIC HOUSING FOR ALL: HISTORIC PRESERVATION AS THE NEW INCLUSIONARY ZONING

Elizabeth M. Tisher*†

“The real world of human action is too varied and complex to be captured by any set of categorical structures . . . [L]ife’s diversity and complexity cannot be contained within square corners.”¹

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1. STEVEN L. WINTER, A CLEARING IN THE FOREST: LAW, LIFE, AND MIND 189–90 (2001).

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INTRODUCTION

When Americans celebrated the 100th anniversary of Jane Jacobs's birth this year, they reflected on her tireless advocacy for vibrant, diverse cities in the face of widespread urban renewal.² Jacobs championed an animated streetscape of unique buildings, old and new; an eclectic array of merchants; and colorful, if chaotic, sidewalk activity—essentially “an oasis with an irresistible sense of intimacy, cheerfulness, and spontaneity.”³ Although urban renewal cut a path of destruction through the heart of many cities during the mid-twentieth century, Jacobs's ideas lived on to shape the historic preservation movement and many other progressive policies that have influenced modern planning.⁴

But Jacobs's fight is far from over. Ironically, the renewed interest in urban living—and urban pioneering—that was sparked by her theories has reignited the same tensions that divided Jacobs and her contemporaries back in the 1950s: preservation versus demolition, old versus new, rich versus poor.⁵ At the core of these tensions is an affordable housing crisis. Consequently, the strides Jacobs made and the policies she advanced—particularly historic preservation—are being criticized by housing advocates as obstructing affordable housing development.⁶

2. See, e.g., Roberta Brandes Gratz, *The Jane Jacobs Century*, CITYLAB (May 4, 2016), <http://www.citylab.com/design/2016/05/happy-100th-birthday-jane-jacobs/481035> (reflecting on Jane Jacobs's lasting impacts on urban culture and planning).

3. Jane Jacobs, *Downtown is for People*, FORTUNE (Sept. 18, 2011), <http://fortune.com/2011/09/18/downtown-is-for-people-fortune-classic-1958/>.

4. See Libby Nelson, *Jane Jacobs Believed Cities Should Be Fun—and Changed Urban Planning Forever*, VOX (May 4, 2016 4:30 PM), <http://www.vox.com/2016/5/4/11583342/jane-jacobs-100th-birthday> (“Jacobs argued [that urban renewal] ignored everything that made cities great: the mixture of shops, offices, and housing that brought people together to live their lives. And her vision triumphed.”).

5. See Peter Moskowitz, *Bulldoze Jane Jacobs*, SLATE (May 4, 2016), http://www.slate.com/articles/business/metropolis/2016/05/happy_100th_birthday_jane_jacobs_it_s_time_to_stop_deifying_you.html (arguing that Jacobs's vision of urbanism had shortcomings that today are being realized, as once-diverse neighborhoods have become “all-white, aesthetically suburban playground[s] for the rich”).

6. See, e.g., Conor Dougherty, *In Cramped and Costly Bay Area, Cries to Build, Baby, Build*, N.Y. TIMES (Apr. 16, 2016), <https://nyti.ms/2kmANOg> (reporting on a pro-development renters group in San Francisco, the SF Bay Area Renters' Federation, or SFBARF, which argues that the city needs as much new development as possible, no matter the consequences). “You have to support building, even

Thus, on Jacobs's 100th birthday, the question on the minds of many was: on which side of the affordable housing debate would Jacobs fall?⁷ Would she side with affordable housing development or the preservation of historic districts?⁸ It is impossible to answer this question, and not just because Jacobs is no longer around to opine on the issue, but because it is the wrong question. We should be asking: how can historic preservation be used to further affordable housing goals?

The main argument from housing advocates is twofold: that the only way to create enough affordable housing to meet the demand is to build as much housing as possible, and that historic districts prevent development, thereby obstructing affordable housing growth.⁹ This Article proposes that historic preservation is not the problem and that preservation is a necessary tool for creating and maintaining quality, affordable housing.

Part I of this Article provides a background on the tension between historic preservation and affordable housing, and lays out the argument against historic preservation. Part II examines the flawed assumptions on which the argument is premised, and explains why preservation is not the problem. Part III illustrates how historic preservation can, in fact, further affordable housing goals. Finally, Part IV explores ways in which historic preservation laws and policies can be strengthened to create more higher-

when it's a type of building you hate," said the head of SFBARF. *Id.*; see also Gabriel Metcalf, *What's the Matter with San Francisco?*, CITYLAB (July 23, 2015), http://www.citylab.com/housing/2015/07/whats-the-matter-with-san-francisco/399506/?utm_source=SFB (explaining that progressive policies developed to respond to blight and urban disinvestment during the twentieth century are not effective in dealing with modern-day problems of rapid population growth and high housing costs).

7. Kriston Capps, *Whose Side in the Housing Wars Would Jane Jacobs Take Up Today?*, CITYLAB (May 4, 2016), <http://www.citylab.com/work/2016/05/would-jane-jacobs-be-a-nimby-or-yimby-bob-dylan/481269>.

8. *Id.*

9. See Dougherty, *supra* note 6 (discussing the tension between Bay Area progressives that pits preservation of the City's historic beatnik charm against the accommodation of affordable housing through increased construction); Edward L. Glaeser, *Preservation Follies: Excessive Landmarking Threatens to Make Manhattan a Refuge for the Rich*, CITY J. (Spring 2010), <http://www.city-journal.org/html/preservation-follies-13279.html> (arguing that historic district restrictions on new construction reduce housing supply and drive up real estate costs, "mak[ing] those districts exclusive enclaves of the well-to-do, educated, and white"); Kriston Capps, *Why Historic Preservation Districts Should Be a Thing of the Past*, CITYLAB (Jan. 29, 2016), <http://www.citylab.com/housing/2016/01/why-historic-preservation-districts-should-be-a-thing-of-the-past/431598> (arguing that historic districting is "protectionist single-family zoning" that "thwart[s]" access to desirable neighborhoods); Matthew Yglesias, *Legalize Skyscrapers*, SLATE (Apr. 18, 2012 4:26 PM), http://www.slate.com/articles/business/moneybox/2012/04/d_c_s_height_restrictions_on_buildings_are_hurting_america_.html (arguing that affordability problem in D.C. "could be ameliorated" by removing height restrictions and building taller).

quality affordable housing, while at the same time encouraging preservation.

I. BACKGROUND

A. Local Historic Preservation Controls

Local governments have implemented a variety of zoning regulations that restrict or condition development, but historic preservation has received the brunt of the criticism in the affordable housing debate. The reason for this heavy criticism is that historic preservation is perceived as little more than an exclusionary tool for the elite, keeping out low-income, multi-family development.¹⁰ Before considering the strength of this argument, it is important to understand the structure of historic preservation laws and how they do or do not restrict development.

1. National Register Historic Districts

The National Register of Historic Places formally recognizes the historic and architectural significance of properties and districts but exercises no regulatory control; designation is merely honorary.¹¹ As the National Park Service states: “National Register listing places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.”¹² Properties listed on the National Register may, however, benefit from state and federal tax incentives and preservation grants.¹³ With over 11,000 National Register

10. See, e.g., J. Peter Byrne, *Historic Preservation and its Culture Despisers: Reflections on the Contemporary Role of Preservation Law in Urban Development*, 19 GEO. MASON L. REV. 665, 668 (2012) (discussing economist Edward Glaeser’s critique of preservation laws as “legal tools by which the wealthy and powerful exclude high-rise developments from their cozy historic districts”); Todd Schneider, Note, *From Monuments to Urban Renewal: How Different Philosophies of Historic Preservation Impact the Poor*, 8 GEO. J. POVERTY L. & POL’Y 257, 258 (2001) (“[Critics] accuse preservationists of being elitists who manipulate the preservation process to keep ‘undesirables’ (i.e., the poor and minorities) out of their neighborhoods.”). See generally David B. Fein, Note, *Historic Districts: Preserving City Neighborhoods for the Privileged*, 60 N.Y.U. L. REV. 64 (1985) (tracing the evolution of historic districting while noting perceived connections between designations and development).

11. See *National Register of Historic Places Program: Fundamentals*, NAT’L PARK SERV., https://www.nps.gov/nr/national_register_fundamentals.htm (last visited Apr. 28, 2017) (outlining the process, benefits, and lack of restrictions associated with a National Register designation).

12. *Id.*

13. *Id.*

Historic Districts containing over 850,000 buildings, the potential benefits are vast.¹⁴

2. Local Historic Districts

The local historic district is the strongest preservation tool. To create an historic district, the local government adopts an ordinance providing for the formation of the district, the criteria for establishing the district, and the guidelines for review.¹⁵ Before property owners can make exterior alterations, demolish existing buildings, or construct infill development, they must obtain a certificate of appropriateness from the commission, certifying that the work satisfies the guidelines.¹⁶ Typically, preservation ordinances incorporate the Secretary of the Interior's Standards and Guidelines for Rehabilitation,¹⁷ but local governments may adopt more or less restrictive guidelines based on the community's preservation or other planning goals.¹⁸ Even the more restrictive guidelines remain flexible; they are merely guidelines and cannot prevent change or halt new development.¹⁹

The first local historic district was established in Charleston, South Carolina in 1931.²⁰ Nearly a century later, there are over 2,300 local historic districts in all 50 states.²¹ Historic districts are found in rural areas, suburban neighborhoods, and city centers; they may be comprised of small clusters of buildings or encompass hundreds of acres of urban land; and they may reflect a range of architectural styles, development patterns, and historical trends.²² Regardless of the location, size, or level of significance, the recognized benefits of historic districts—economic development,

14. DONOVAN RYPKEMA, HISTORIC PRESERVATION AND AFFORDABLE HOUSING: THE MISSED CONNECTION 11 (2002), <http://www.placeeconomics.com/wp-content/uploads/2016/08/placeconomicspub2003b.pdf>.

15. Jess R. Phelps, *Moving Beyond Preservation Paralysis? Evaluating Post-Regulatory Alternatives for Twenty-First Century Preservation*, 37 Vt. L. REV. 113, 132–33 (2012).

16. *Id.* at 134.

17. The Secretary of the Interior's Standard and Guidelines for Rehabilitation are discussed further in Part II.

18. *Creating & Using Design Guidelines: Role They Play*, NAT'L PARK SERV., <https://www.nps.gov/tps/education/workingonthepast/roletheyplay.htm> [hereinafter *Role They Play*] (last visited Apr. 28, 2017).

19. *Creating & Using Design Guidelines: What They Can and Cannot Do*, NAT'L PARK SERV., <https://www.nps.gov/tps/education/workingonthepast/canandcannot.htm> [hereinafter *What They Can and Cannot Do*] (last visited Apr. 28, 2017).

20. Phelps, *supra* note 15, at 122.

21. *Id.* at 132.

22. See *National Register of Historic Places Program: Research*, NAT'L PARK SERV., <https://www.nps.gov/nr/research> (last visited Apr. 28, 2017) (database of National Register properties).

sustainability, stabilized property values, and social and psychological well-being—remain constant.²³

3. Neighborhood Conservation Districts

A neighborhood conservation district is an aesthetic zoning regulation typically implemented in neighborhoods that do not qualify for historic district designation, due to their lack of historical significance or loss of historic fabric, but have distinct characteristics that are worthy of protection.²⁴ Often referred to as “historic districts lite,” conservation districts “have less stringent regulatory hurdles and more flexibility in implementation [than do local historic districts]”²⁵ While conservation districts range in their level of regulatory control, many focus more on preventing teardowns and encouraging the rehabilitation of existing buildings, rather than preserving individual architectural details.²⁶

Cambridge, Massachusetts created the first neighborhood conservation district in 1983, and a number of other cities followed suit, including Nashville, Dallas, Miami, Boise, and Chapel Hill.²⁷ Currently, there are an estimated 165 neighborhood conservation districts in 35 states.²⁸ While there is little documentation on the benefits (or shortcomings) of these districts, anecdotal evidence suggests that they provide benefits similar to those conferred by historic districts, while providing property owners more flexibility for change.²⁹

4. Height of Buildings Act of 1910

Building height restrictions are one of the more controversial growth controls. While many of these restrictions have been lessened or eliminated

23. *People Protecting Community Resources: Summary of Benefits*, NAT'L PARK SERV., <https://www.nps.gov/tps/education/workingonthepast/benefits.htm> (last visited Apr. 28, 2017).

24. Anika Singh Lemar, *Zoning as Taxidermy: Neighborhood Conservation Districts and the Regulation of Aesthetics*, 90 IND. L.J. 1525, 1533 (2015).

25. *Id.* at 1534 (alteration in original) (quoting Adam Lovelady, Comment, *Broadened Notions of Historic Preservation and the Role of Neighborhood Conservation Districts*, 40 URB. LAW. 147, 148 (2008)).

26. Lovelady, *supra* note 25, at 155.

27. Lemar, *supra* note 24, at 1532.

28. *Id.*

29. See Rebecca Lubens & Julia Miller, *Protecting Older Neighborhoods Through Conservation District Programs*, 21 PRES. L. REP. 1001, 1040–41 (2002–03) (concluding that “[w]hile meaningful studies on the effectiveness of conservation districts as a neighborhood conservation tool have yet to come, initial reports are promising,” and discussing benefits conferred in several districts).

over time,³⁰ one notable example has remained in full force for over 100 years: the Height of Buildings Act of 1910.³¹ The Act provides that, in Washington, D.C., no building shall exceed in height the width of the street, plus 20 feet; no building shall exceed 130 feet in any business district, with some exceptions on Pennsylvania Avenue for buildings not exceeding 160 feet; and no building in a residential district shall exceed 85 feet.³² While adoption of the Act was motived in part by fire safety concerns,³³ preservationists have embraced the height restrictions as protective of L'Enfant's plan and the monumentality of the nation's seat of government.³⁴ The height restrictions also prevented skyscrapers from consuming Washington, D.C.—the fate of many inner-ring suburbs surrounding the city.³⁵

B. The Affordable Housing Problem

Low-income families have always struggled with securing safe, sanitary, and affordable housing. More than a century ago, the poor and immigrant classes crowded into tenement houses lacking sanitation, fire safety, and adequate light and ventilation.³⁶ In the mid-twentieth century, low-income African-American families were warehoused in substandard public housing high rises, many of which were segregated from the rest of the city by highways and other physical and psychological barriers.³⁷ Fortunately, law and policy progressed over the past century. Today, health and safety regulations (when enforced) protect tenants from substandard housing conditions, and inclusionary zoning policies seek to abate the

30. See, e.g., Benjamin M. Gerber, "No-Law" Urban Height Restrictions: A Philadelphia Story, 38 URB. LAW. 111, 112–13 (2006) (discussing elimination of Philadelphia's height restriction).

31. Act of June 1, 1910, ch. 263, 36 Stat. 452.

32. *Id.* at 453–54.

33. See *id.* at 452–53 (providing for fireproofing and other fire safety mechanisms).

34. See *ACHP Comments to U.S. House Oversight Committee on D.C. Height Act*, ADVISORY COUNCIL ON HISTORIC PRESERVATION, http://www.achp.gov/news_20131212_heights.html (last visited Apr. 28, 2017) (emphasizing that "the Height Act has been an essential element in protecting the historic character of the city in its entirety").

35. See Georgette C. Poindexter, *Light, Air, or Manhattanization?: Communal Aesthetics in Zoning Central City Real Estate Development*, 78 B.U. L. REV. 445, 455 (1998) (noting that Maryland and Virginia suburbs, which have less restrictive regulations, are consumed by "clump[s] of towers" and "maze[s] of . . . ugly buildings").

36. See Elizabeth M. André, Fire Escapes in Urban American: History and Preservation 75 (2006) (unpublished M.S. thesis, University of Vermont), <http://www.uvm.edu/histpres/HPJ/AndreThesis.pdf> (detailing conditions of tenement life in turn-of-the-century New York City).

37. See Michael H. Schill & Susan M. Wachter, *The Spatial Bias of Federal Housing Law and Policy: Concentrated Poverty in Urban America*, 143 U. PA. L. REV. 1285, 1295 (1995) (explaining how public housing projects were isolated "in the least desirable parts of town").

publically funded segregation of the twentieth century (albeit with mixed results).³⁸ Nonetheless, cities still struggle to meet the demands of providing quality affordable housing, particularly in tight markets where population growth limits housing supplies.³⁹

C. The Perceived Tension Between Preservation and Affordable Housing

Many housing advocates believe there is only one viable solution to the affordability problem—more housing—and to achieve that goal, cities with tight housing markets need to eliminate their growth controls and add greater density.⁴⁰ This is where historic preservation is perceived as an obstacle: historic districts prevent new construction, thereby gentrifying those districts as enclaves for the wealthy, reducing the supply of housing in the city, and decreasing the availability of affordable housing.⁴¹ This fight against historic preservation is particularly persistent in San Francisco, New York City, and Washington, D.C., where there is no longer room to expand outward, only upward, all while the populations continue to grow and exert pressure on already tight housing markets.⁴²

II. PRESERVATION IS NOT THE PROBLEM

Housing advocates who criticize historic preservation as an obstacle to affordable housing premise their arguments on several unfounded assumptions: (1) that the actual cost of housing is the only factor that impacts a family's ability to afford housing; (2) that historic districts prevent development; (3) that historic preservation causes gentrification and displaces residents; and (4) that housing is fungible and increasing the overall supply will meet the affordable housing demand. These assumptions are, at best, overstated. At worst, they are completely false.

38. The scholarship debating the merits of inclusionary zoning is myriad. For one example, see Tim Iglesias, *Maximizing Inclusionary Zoning's Contributions to Both Affordable Housing and Residential Integration*, 54 WASHBURN L.J. 585 (2015).

39. See BARRY L. STEFFEN ET AL., U.S. DEP'T OF HOUS. & URBAN DEV., WORST CASE HOUSING NEEDS: 2015 REPORT TO CONGRESS 11–19 (2015) https://www.huduser.gov/portal/Publications/pdf/WorstCaseNeeds_2015.pdf (detailing the scope of the affordable housing problem across geographic regions).

40. See *supra* comments and sources accompanying note 9 (advocating for the elimination of historic preservation protections in favor of increased construction to accommodate affordable housing).

41. See Glaeser, *supra* note 9 (“This preservation is freezing large tracts of land, rendering them unable to accommodate the thousands of people who would like to live in Manhattan but can’t afford to.”).

42. Dougherty, *supra* note 6; Glaeser, *supra* note 9; Iglesias, *supra* note 9.

A. Factors Impacting Affordability

The first assumption is that the actual cost of housing is the only factor that impacts a family's ability to afford housing.⁴³ Before addressing this assumption, it is necessary to define "affordable housing." According to the U.S. Department of Housing and Urban Development (HUD), a family is considered "cost burdened" if it pays more than 30% of its income for housing,⁴⁴ and a family is "severely cost burdened" if it pays more than 50% of its income for housing.⁴⁵ This ratio "is the most widely used and the most conventional measure of housing affordability . . . and has shaped views [on] who has affordability problems, the severity of the problems, and the extent of the problems."⁴⁶

As a measure of housing affordability, the housing-income ratio is problematic on many fronts. First, the ratio is not adjusted based on household income. A household earning \$100,000 per year that is paying 50% of its income on housing may not be as severely cost burdened as a household earning \$30,000 per year and spending the same percentage on housing. While housing affordability is a very real problem for many families, this ratio does not accurately reflect the housing needs of low-income families. As is obvious, "severe rental burdens disproportionately impact poor families."⁴⁷ And families with the lowest incomes, "those earning less than 50 percent of the area median income [and] pay[ing] more than half their income [o]n rent," often live in substandard housing.⁴⁸

Why is this distinction important? Because the affordable housing problem cannot adequately be addressed without accurate information on the families with the greatest need—those with the lowest incomes and the most severe rental burdens. Building more housing units may decrease the shortage of affordable units *to an extent*, but ensuring that those newly created units are affordable *and available* to the lowest income families is critical. Currently, "higher income renters occupy substantial shares of units

43. See *Rental Burdens: Rethinking Affordability Measures*, U.S. DEP'T HOUSING & URB. DEV. (Sept. 22, 2014), https://www.huduser.gov/portal/pdredge/pdr_edge_featd_article_092214.html [hereinafter *Rental Burdens*] (critiquing the presumption that housing affordability is directly tied to cost).

44. *Affordable Housing*, U.S. DEP'T HOUSING & URB. DEV., http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing (last visited Apr. 12, 2017).

45. *Rental Burdens*, *supra* note 43.

46. Melanie D. Jewkes & Lucy M. Delgadillo, *Weaknesses of Housing Affordability Indices Used by Practitioners*, 21 J. FIN. COUNSELING & PLAN. 43, 46 (2010) (citation omitted).

47. *Rental Burdens*, *supra* note 43.

48. *Id.*

that would be affordable to the lowest income renters," further exacerbating the affordability problem.⁴⁹

The second major problem with the affordable housing ratio is that it does not account for the other myriad variables that drive housing decisions and impact household expenditures.⁵⁰ For example, a household with children will certainly have greater expenses than one without.⁵¹ Furthermore, many households make trade-offs, foregoing more affordable housing options to live in close proximity to public transit or within walking distance to jobs, schools, stores, and other amenities.⁵² The savings on transportation costs and medical bills (which a walkable lifestyle may reduce) can offset higher housing costs—or even provide a financial bonus to households.⁵³ This is particularly relevant for historic districts, which are often located in transit-oriented, walkable neighborhoods and are desirable for this very reason.⁵⁴

Finally, the ratio does not consider other external factors that impact household income. Lack of jobs, low wages, and the high cost of other necessities, such as health care, child care, and food are all factors that impact a household's ability to afford housing—the less income one has for housing after factoring in other expenses, the greater the need for affordable housing.⁵⁵ These are all important factors to consider because they help inform local governments about the best way to achieve affordable housing goals.

49. STEFFEN ET AL., *supra* note 39, at 2.

50. Jewkes & Delgadillo, *supra* note 46, at 46; *Rental Burdens*, *supra* note 43.

51. *Rental Burdens*, *supra* note 43.

52. *Id.*; Jewkes & Delgadillo, *supra* note 46, at 48.

53. See generally AM. PUB. HEALTH ASS'N, HIDDEN HEALTH COSTS OF TRANSPORTATION 1–9 (2010), <http://www.railstotrails.org/resourcehandler.ashx?id=4546> (describing health and monetary benefits of transit-oriented, walkable communities); Todd Litman, *Evaluating Affordable Housing Development Strategies*, PLANETIZEN BLOG (Mar. 23, 2016, 6:00 AM), <http://www.planetizen.com/node/85106/evaluating-affordable-housing-development-strategies> ("[A] cheap house is not truly affordable if its isolated location leads to high transportation costs, and a more costly house may be more affordable overall if located in an accessible, multi-modal neighborhood where transport costs are minimized."). See also Jewkes & Delgadillo, *supra* note 46, at 50–51 (emphasizing that transportation costs are significant percentage of household expenses and that increase in commute time "usually outweighs the savings on housing" one might obtain from living farther from work and transit).

54. See RYPKEMA, *supra* note 14, at 12–13 (explaining that historic neighborhoods are already transit-oriented and walkable).

55. See Jewkes & Delgadillo, *supra* note 46, at 46 (noting that the HUD ratio fails to consider a range of factors affecting household expenses); STEFFEN ET AL., *supra* note 39, at 25 (concluding that a contributing factor in reduction in "worst case needs" households was an increase in income).

B. Development in Local Historic Districts

The second assumption is that local historic districts are exclusionary and prevent development.⁵⁶ This statement demonstrates a fundamental misunderstanding of historic preservation law and the extent to which historic district regulations impact housing affordability. First, historic district guidelines are not designed to prevent development or obstruct change.⁵⁷ In fact, they *cannot* “[l]imit growth, or regulate where growth takes place.”⁵⁸ Rather, they ensure the appropriateness of new development and building alterations—i.e., that the changes do not compromise the integrity of the historic and architectural qualities that contribute to the district’s significance.⁵⁹ The Secretary of the Interior’s Standards, on which many local historic district guidelines are modeled, expressly provide for compatible new additions, exterior alterations, and new construction, as long as the “character-defining features are not radically changed, obscured, damaged, or destroyed.”⁶⁰ Not only is the inherent flexibility of the guidelines evidenced by the use of the word “compatible,” but also the measure of compatibility as defined in the guidelines—*radical change*—is far from restrictive. The process itself is also flexible, as it encourages applicants to work with commissioners to achieve a balanced result.⁶¹ Importantly, preservation ordinances often contain provisions that make concessions for undue financial hardship⁶² or for projects that have “important public benefits,” including “social or other benefits having a high priority for community services.”⁶³

Undoubtedly, some property owners in historic districts attempt to use their ordinance as an exclusionary tool to keep out undesirable development, but the historic district commission as an administrative body

56. See Fein, *supra* note 10, at 88–89 (presuming a correlation between prior zoning manipulations and potential historic districting abuses).

57. Byrne, *supra* note 10, at 670–71. See also *Role They Play*, *supra* note 18 (“Design guidelines are not, in and of themselves, mandatory like the ordinance and should not be confused with the ordinance. In most cases, guidelines are just that—helpful, interpretive, explanatory recommendations.”).

58. *What They Can and Cannot Do*, *supra* note 19 (emphasis added).

59. Byrne, *supra* note 10, at 670.

60. *Secretary’s Standards for Rehabilitation*, NAT’L PARK SERV., <https://www.nps.gov/tps/standards/rehabilitation/rehab/guide.htm> (last visited Apr. 28, 2017).

61. See Phelps, *supra* note 15, at 134 (“[A]n impacted homeowner will typically engage in pre-discussions with either professional staff working within the jurisdiction or the commission members to gauge reaction to the proposal and to see if changes can be made to comport with the district’s review standards.”).

62. *Id.* at 133.

63. Byrne, *supra* note 10, at 672 (quoting D.C. CODE § 6-1102(11) (2001)).

plays a neutral role in adjudicating certificates of appropriateness.⁶⁴ The commission's role is to further the interests of the public, as articulated in the preservation ordinance.⁶⁵ While commissioners are not all immune from the vagaries of the political process, or of outside influence, the (slight) threat of bias should not be used to undermine the value of historic preservation laws and their ability to balance the protection of significant resources with the need for change. And again, nothing in the Secretary of the Interior's Standards prevents infill construction, accessory uses, or multi-family buildings, all of which provide an excellent vehicle for integrating affordable housing into historic districts.⁶⁶ Neighbors' outcries against such development should go unheeded.⁶⁷

Those who characterize historic preservation as exclusionary possess a very limited understanding of historic districts and their residents. Historic districts are often portrayed as enclaves for wealthy urbanites who moved in and pushed longtime residents from their homes, or as refuges for suburbanites who escaped the city for large single-family homes on sprawling lots. But the reality is that many historic districts house low-income residents: roughly 60% of the 850,000 buildings protected by historic districts are located in census tracts with a poverty level of 20% or more.⁶⁸ Residents in these census tracts are more likely to embrace changes that bring new housing and economic development opportunities.⁶⁹

C. Gentrification

The third assumption is that historic preservation causes gentrification and displaces residents.⁷⁰ Indeed, gentrification remains a polarizing term in the urban planning context,⁷¹ but a growing body of research indicating that historic district designation can have a positive effect on low-income

64. See *id.* at 673 ("Most commissioners can be expected to favor preservation rather than the incidental interests of well-heeled neighbors.").

65. *Id.*

66. *What They Can and Cannot Do*, *supra* note 19.

67. See Byrne, *supra* note 10, at 671 (describing high-density development projects that were approved in historic districts in New York, Philadelphia, and Washington, D.C., despite neighborhood opposition).

68. RYPKEMA, *supra* note 14, at 11.

69. See Ryan Howell, Note, *Throw the "Bums" Out? A Discussion of the Effects of Historic Preservation Statutes on Low-Income Households Through the Process of Urban Gentrification in Old Neighborhoods*, 11 J. GENDER RACE & JUST. 541, 561 (2008) (highlighting the benefits afforded to neighborhood residents as a consequence of historical designation).

70. See *id.* at 542 n.9 (citing John A. Powell & Marguerite L. Spencer, *Giving Them the Old "One-Two": Gentrification and the K.O. of Impoverished Urban Dwellers of Color*, 46 HOW. L.J. 433, 450 (2003)) as an example of such critics.

71. *Id.* at 555.

residents undermines much of the previous discourse on the issue.⁷² As this research shows, historic preservation does not necessarily cause gentrification, and even where gentrification does occur, it does not necessarily displace residents.⁷³

A 2016 study commissioned by the Historic District Council looked at the effects of historic districts on affordable housing in New York City, using data on changes in median income, rent, and rental burdens in each borough between 1970 and 2010.⁷⁴ Brooklyn was the only borough with any statistically significant relationship between historic district designation and an increase in median income.⁷⁵ In no borough did historic district designation or timing of designation have any statistically significant relationship with an increase in rent or rental burden.⁷⁶ “While the average rental burden . . . in historic district census tracts rose from 1970-2010, it increased at a slower rate than all census tracts in New York City.”⁷⁷

This data reinforces the findings of an earlier 2002 study by the Citizens Housing and Planning Council, in which researchers analyzed renter mobility in both gentrifying and non-gentrifying neighborhoods.⁷⁸ The findings revealed that, when controlling for other factors, disadvantaged residents in gentrifying neighborhoods were 17% less likely to move than those in non-gentrifying neighborhoods.⁷⁹ And increases in rent in gentrifying neighborhoods were associated with a *lower* probability of moving, even when controlling for other factors affecting mobility.⁸⁰ “The probability of a poor household or a non-college graduate moving from a unit declined as the rate of rent inflation in their neighborhood increased.”⁸¹

The conclusion drawn from this research is that gentrification can improve housing and neighborhood conditions, and encourage stability in

72. See, e.g., RYPKEMA, *supra* note 14, at 14 (rebutting the argument that historic districts negatively impact low-income residents).

73. *Id.*

74. HISTORIC DISTRICT COUNCIL, THE INTERSECTION OF AFFORDABLE HOUSING AND HISTORIC DISTRICTS 8, 27 (2016), hdc.org/wp-content/uploads/2016/05/Intersection-of-Affordable-Housing-Historic-Districts.pdf.

75. *Id.* It is important to note that “a finding of ‘significance’ does not imply *causation*” but “merely suggests that changes in [two] variables (while holding other variables constant) are happening in a similar way” *Id.* at 4.

76. *Id.* at 27.

77. *Id.* at 8.

78. Citizens Hous. & Planning Council, *Gentrification and Displacement*, 8 THE URB. PROSPECT 2 (Jan. / Feb. 2002), http://chpcny.org/wp-content/uploads/2011/01/UP_Gentrification_Displacement.pdf.

79. *Id.* at 3–4.

80. *Id.* at 4.

81. *Id.*

low-income households.⁸² It is important to keep in mind that in most circumstances, pre-gentrification neighborhoods are economically disadvantaged.⁸³ They suffer from the effects of segregation, concentrated poverty, loss of employment opportunities, low-performing schools, and crime.⁸⁴ When wealthier households invest in disadvantaged neighborhoods, they bring local tax dollars, which can be used to maintain affordable housing; spend money on local goods and services, spurring the establishment of new local businesses and other jobs; and create economic and racial diversity.⁸⁵ And, over time, these neighborhoods see a reduction in crime and an improvement in public schools.⁸⁶

While gentrification is not the panacea for all the ills of inner-city blight, it is certainly one of the best solutions.⁸⁷ Urban renewal dealt a sweeping blow to inner-city neighborhoods; gentrification, on the other hand, is an incremental process, particularly when it occurs through historic preservation.⁸⁸ As neighborhoods slowly revitalize, local governments, land trusts, community development groups, and other housing advocacy organizations can implement policies to maintain housing affordability and limit displacement.⁸⁹ In fact, it is difficult to see how economic and racial diversity can be achieved without some degree of gentrification. As long as gentrification is demonized and avoided, affordable housing will continue to be concentrated in areas of poverty.

82. *Id.*

83. Ebenezer O. Aka, *Gentrification and Socioeconomic Impacts of Neighborhood Integration and Diversification in Atlanta Georgia*, 35 NAT'L SOC. SCI. J. 1, 1 (2010) (“In the simplest form [gentrification] can be explained as the upgrading of devalued or deteriorated urban property”).

84. See J. Peter Byrne, *Two Cheers for Gentrification*, 46 HOW. L.J. 405, 415–19 (2003) (describing decline in inner-city neighborhoods since 1945); Justin Graham, *Playing “Fair” with Urban Redevelopment: A Defense of Gentrification Under the Fair Housing Act’s Disparate Impact Test*, 45 ARIZ. ST. L.J. 1719, 1731–32 (2013) (same).

85. See Byrne, *supra* note 84, at 419–24 (describing economic, political, and social improvements in gentrified neighborhoods).

86. *Id.* at 423–24.

87. See Graham, *supra* note 84, at 1734–35 (noting that “gentrification ‘represents one of the most encouraging trends in city life since the 1960s’” (quoting J. Peter Byrne, *Rhetoric and Realities of Gentrification: Reply to Powell and Spencer*, 46 HOW. L.J. 491, 491 (2003))).

88. Byrne, *supra* note 10, at 674; DONOVAN D. RYPKEMA, THE ECONOMICS OF HISTORIC PRESERVATION 22 (1994).

89. See, e.g., Byrne, *supra* note 10, at 674 (describing the successful renovation of a substandard apartment complex into mixed-income condominiums and rentals in a gentrifying historic district in the District of Columbia).

D. Housing Fungibility: Supply and Demand

The final assumption is that all housing is fungible—i.e., that one house is like the next, and thus the only thing motivating an individual's choice of housing is its availability and affordability.⁹⁰ Accepting a theory that housing is fungible leads inevitably to the conclusion that increasing the supply of housing overall will reduce or eliminate the affordable housing problem. But housing supply and demand is more nuanced than this unitary theory,⁹¹ and the scholars who have advanced this theory have relied solely on a narrow set of observations that do not accurately reflect the realities of the housing market.⁹²

1. Filter Theory

The traditional housing supply and demand theory is rooted in the “filter theory” that was proposed in the 1960s as a market-driven solution to housing shortages and contributed to the housing disparity we have today.⁹³ The filter theory posited that low-income households would benefit from the construction of high-end units through a “trickle-down” process.⁹⁴ When a family at the top of the income ladder upgrades to a new housing unit, it leaves the old unit vacant. The next family down the income ladder will upgrade into that vacated unit, leaving another unit vacant. This continues down to the lowest-income family. When that family abandons its housing unit, that unit will be demolished.⁹⁵

The filter theory drove the housing policies of the 1970s and 1980s that perpetuated the extreme economic and racial segregation that began during the middle-class suburban migration and urban renewal of the 1950s and

90. Arnold King, *What Is Bernanke Saying about Housing*, LIBR. ECON. & LIBERTY (Feb. 22, 2012), http://econlog.econlib.org/archives/2012/02/what_is_bernank.html (showing that housing can be seen as fungible, since properties depend on their availability on the market, and are subject to typical supply and demand rules).

91. See Andrew G. Dietderich, *An Egalitarian's Market: The Economics of Inclusionary Zoning Reclaimed*, 24 FORDHAM URB. L.J. 23, 43–44 (1996) (rejecting “unitary market” for housing, and observing that consumers bid “not against everybody, but against particular peers interested in particular types of spaces”).

92. See *id.* at 44–45 (explaining that supply and demand housing theories ignore nuances of the housing market).

93. See *id.* at 43 (explaining that filtering has been blamed for “abandonment, gentrification, the concentration of poverty, and the perpetuation of racial segregation”) (footnotes omitted); Keith Aoki, *Race, Space, and Place: The Relation Between Architectural Modernism, Post-Modernism, Urban Planning, and Gentrification*, 20 FORDHAM URB. L.J. 699, 797, 808 (1993) (detailing how filtering led to disinvestment in urban neighborhoods).

94. Aoki, *supra* note 93, at 798; Dietderich, *supra* note 91, at 43.

95. Aoki, *supra* note 93, at 798; Dietderich, *supra* note 91, at 43.

1960s.⁹⁶ During the era of filtering, there were “record numbers of new luxury housing starts” alongside a “swelling homeless population and drastic shortages of affordable housing.”⁹⁷ Wealthier families were able to upgrade to suburban homes or segregate themselves into more affluent urban neighborhoods, while the poor African-American families remained in the inner-city neighborhoods the wealthier families left behind.⁹⁸ The result was concentrated, entrenched poverty, high crime, poor schools, loss of business, and declining property values.⁹⁹ While several other factors, including the impacts of deindustrialization, racial prejudice, and redlining and landlord milking contributed to neighborhood decline and segregation, the filter model failed to account for these factors, thereby exacerbating them.¹⁰⁰

2. Applying the Lessons of Filtering to Today’s Housing Market

Today, inner-city neighborhoods in San Francisco, New York City, and Washington, D.C. are burgeoning with newcomers, and buildable land is scarce.¹⁰¹ But the lessons we learned from filtering 30 years ago are equally applicable to today’s housing market. First, housing choices are driven by several factors, and no unitary theory can be applied.¹⁰² Second, affordable housing is not market-driven; it must be either mandated or incentivized, particularly in areas of high demand.¹⁰³ And finally, the end result of filtering is that low-income families are segregated into areas of concentrated poverty and substandard housing.¹⁰⁴

96. See Aoki, *supra* note 93, 798–800 (“The[] inadequacies [of the filtering model] had emerged by the late 1980s, and policies premised on the simplistic assumptions of the filtering model began seeming implausible at best and malevolent at worst, insofar as these policies negatively impacted on the inner cities and allowed those at the high-end to deny complicity in urban decline.”).

97. *Id.* at 799.

98. See *id.* at 800–01, 829 (observing that “mixed pattern of gentrification and abandonment occurred” as professionals upgraded to luxury housing and other neighborhoods were left to “entrenched poverty, despair, and homelessness”).

99. See Steven J. Knox, *Reconstructing an End to Concentrated Poverty*, 16 J.L. SOC. 223, 227–28 (discussing impacts of concentrated poverty).

100. See Aoki, *supra* note 93, at 800–08 (noting that filter theory “fail[ed] to account for these numerous housing market imperfections and distortions”).

101. Edward L. Glaeser, *Why is Manhattan So Expensive? Regulation and the Rise in Housing Prices*, 48 J.L. & ECON. 331, 334 (2005).

102. See Dietderich, *supra* note 91, at 43–44 (showing that a “unitary market” theory ignores the many factors that influence housing production).

103. See Aoki, *supra* note 93, at 799 (explaining that housing remained unaffordable even during the building boom); John M. Quigley & Steven Raphael, *Is Housing Unaffordable? Why Isn’t It More Affordable?*, 18 J. ECON. PERSP. 191, 205 (2004) (observing that construction of high-quality housing for wealthier families is more profitable than lower-quality, low-income housing).

104. See Knox, *supra* note 99, at 227–28 (discussing impacts of concentrated poverty).

Applying these lessons to the current housing crisis, it is clear that initiating another building boom will not create the necessary supply of affordable housing. Populations in cities like San Francisco, New York City, and Washington, D.C. continue to grow and put pressure on the housing market, and job growth in these metropolitan regions, particularly the San Francisco Bay Area, attracts new residents from other regions in the country and abroad.¹⁰⁵ To a large extent, the new housing constructed in these cities will serve those new professionals. For the market to create affordable housing, there must be an *oversupply* of housing, far more than necessary to serve the growing population of educated, affluent jobseekers. This is an unlikely prospect, and one that does not necessarily make good financial or planning sense.

Because the market will not supply enough, or any, affordable housing, it must be either mandated or incentivized. At present, developers in cities with mandatory inclusionary zoning laws are typically required to set aside around 10–20% of their units as affordable housing.¹⁰⁶ While developers can apply for incentives, like the low-income housing tax credit (LIHTC), to create additional affordable units, they are less likely to do so in areas where they can receive a market rate for the unit that is substantially higher than the tax credit offset.¹⁰⁷ And given the high cost of new construction—particularly with large development projects—developers will need to either absorb the costs of creating affordable housing, which they are not likely to do, or pass these costs on to the tenants, decreasing affordability overall.¹⁰⁸ Moreover, studies on LIHTC effectiveness reveal that a large proportion of affordable housing projects are concentrated in areas of high poverty and racial segregation: 73.9% of inner-city units are located in census tracts with more than 50% low-income households, and 48% are

105. See, e.g., Kathleen Pender, *Bay Area Building Boom May Not End Housing Shortage*, S.F. CHRONICLE (Apr. 2, 2016), <http://www.sfgate.com/business/networth/article/Bay-Area-building-boom-may-not-end-housing-7223711.php> (explaining that, even with the recent housing boom, San Francisco's housing supply cannot keep up with population growth and in-migration).

106. See, e.g., CITY & CTY. OF S.F., *Inclusionary Housing Program*, <http://sfmohcd.org/inclusionary-housing-program> (last visited Apr. 28, 2017) (requiring developments with ten or more units to pay an affordable housing fee, or set aside 12% of units onsite or 20% of units offsite as affordable to low- and moderate-income families); *Inclusionary Zoning Affordable Housing Program*, D.C. DEP'T HOUSING & COMMUNITY DEV., <http://dhcd.dc.gov/service/inclusionary-zoning-affordable-housing-program> (last visited Apr. 28, 2017) (requiring residential developments containing ten or more units to set aside 8–10% of floor area as affordable housing).

107. Cf. Benjamin Powell & Edward Stringham, "The Economics of Inclusionary Zoning Reclaimed": How Effective Are Price Controls?, 33 FLA. ST. U. L. REV. 471, 483–85 (2005) (rejecting the notion that developers will absorb costs of inclusionary zoning when it is not profitable to do so, and noting that density bonuses "are of little value and come nowhere close to making up for the costs of the program").

108. *Id.*

located in tracts with more than a 50% minority population.¹⁰⁹ In short, there is a limit to how much affordable housing a developer will be willing or able to create in high-demand areas when building new construction from the ground up.

Given this backdrop, two things can be expected to happen if historic district controls in high-demand neighborhoods are removed and developers can add substantially more height. The first scenario is that developers continue to build more market-rate housing and less affordable housing, pushing even more low-income residents out of the neighborhood and into areas of poverty, which was the consequence of the filter model.¹¹⁰ The second scenario is that, as new high-rise construction consumes the neighborhood and the desirable elements of the neighborhood are lost—the historic character, human scale, walkability, and social and psychological connections—the affluent residents that “gentrified” the area in the first place will no longer find it attractive and leave.¹¹¹ This is intuitive when looking at historic districts, which attract residents based on a range of qualitative factors. The current supply and demand theory fails to account for this and other non-quantitative factors driving housing decisions, the very flaw in the filter model. In either scenario, the poor end up concentrated into areas of poverty.

IV. HISTORIC PRESERVATION FURTHERS AFFORDABLE HOUSING GOALS

In its infancy, the preservation movement focused on restoring buildings of great national importance, but modern-day preservationists have increasingly viewed preservation as “an effective tool for a wide range of public goals,” including affordable housing, neighborhood revitalization and stabilization, and economic development.¹¹² While historic preservation alone cannot eradicate the affordable housing crisis, it can—and should—play a central role in a comprehensive, long-term plan to increase the availability *and quality* of affordable housing; protect the affordability of that housing; and create vibrant, mixed-income neighborhoods that improve the standard of living for low-income families. As this Part explains: (1) rehabilitation of existing buildings is more cost effective than new construction; (2) historic preservation creates jobs and boosts the local

109. Sagit Leviner, *Affordable Housing and the Role of the Low Income Housing Tax Credit Program: A Contemporary Assessment*, 57 TAX LAW. 869, 884 (2004).

110. MIRIAM ZUK & KAREN CHAPPLE, HOUSING PRODUCTION, FILTERING AND DISPLACEMENT: UNTANGLING THE RELATIONSHIPS 4 (2016).

111. *Id.*

112. DONOVAN RYPKEMA & CAROLINE CHEONG, MEASURING ECONOMIC IMPACTS OF HISTORIC PRESERVATION 1 (2011).

economy; (3) historic buildings improve quality of life; and (4) historic districts can preserve smaller, cheaper housing, and prevent displacement of residents.

A. Historic Preservation is Cost-Effective

The prevailing belief that rehabilitation is costlier than new construction has been repudiated by empirical data.¹¹³ While each individual project has its own unique costs, the evidence demonstrates that rehabilitation is, at least, a competitive option—and often a more affordable one.¹¹⁴ This is particularly true when creating affordable housing because the level of rehabilitation need not be substantial to make the housing livable.

A recent study from Harvard University is worth highlighting for its applicability to affordable housing.¹¹⁵ In 2013, a team of researchers studied the business models of investors who purchased foreclosed properties in Cleveland, Ohio to see if renovating the vacant properties would be a more cost-effective alternative to demolition.¹¹⁶ At the time of the study, an estimated 8,300 vacant homes in Cleveland were slated for condemnation.¹¹⁷ The cost of demolition was \$10,000 per home.¹¹⁸ In the alternative, each house renovated through the HUD Neighborhood Stabilization Program was eligible for a \$90,000 subsidy.¹¹⁹ The research team was tasked with determining how Cleveland should best spend its limited subsidy: by renovating the vacant buildings or demolishing them.¹²⁰

The study found that in five out of six neighborhoods, rehabilitation was more cost effective than demolition when the rehabilitation was limited to making the house livable (as opposed to bringing the house up to modern

113. FRANK FORD ET AL., THE ROLE OF INVESTORS IN THE ONE-TO-THREE FAMILY REO MARKET: THE CASE OF CLEVELAND 56 (2013).

114. Maya Brennan et al., *Comparing the Costs of New Construction and Acquisition-Rehab in Affordable Multifamily Rental Housing: Applying a New Methodology for Estimating Lifecycle Costs* 1 (Ctr. for Housing Policy, Working Paper, 2013) (“[O]ur findings are consistent with other data suggesting that acquiring and rehabilitating existing multifamily rental housing may be significantly more cost-effective than new construction.”).

115. FRANK FORD ET AL., *supra* note 113, at 8; Thomas A. Jorgensen, *Harvard Study Compares Demolition to Rehabilitation*, PRESERVATION LEADERSHIP F. BLOG (March 19, 2015, 3:44 PM), <http://forum.savingplaces.org/blogs/special-contributor/2015/03/19/study-compares-demolition-rehabilitation>.

116. FORD ET AL., *supra* note 113, at 3.

117. *Id.* at 4.

118. *Id.*

119. *Id.*

120. *Id.* at 52.

green building standards).¹²¹ Notably, the study looked at the cost of *demolition alone*, rather than demolition plus new construction.¹²² Adding in the cost of new construction invariably tips the scale in favor of rehabilitation and allows additional room for substantial rehabilitation beyond mere code compliance.

Similar studies reinforce this conclusion. A 2001 HUD-sponsored study found that it would cost \$75,000 to repair an older home with *severe* physical problems, and \$25,000 for one with *moderate* problems.¹²³ The study further found that only 11% of the older housing stock suffered from severe or moderate physical problems, meaning that only a small percentage of homes would require the full \$75,000 for repairs.¹²⁴ Importantly, “the \$75,000 figure is comparable to the most cost effective of Federal housing programs and significantly cheaper than some programs,”¹²⁵ making rehabilitation of even the most deteriorated housing stock a competitive option.

Of course, quality of construction is always a factor to be considered in the preservation-versus-new-construction debate. To achieve affordability without “massive subsidies,” developers may use cheaper, lower-quality building materials, which adds costs over the long term and reduces the quality of the unit.¹²⁶ On the other hand, historic buildings have already withstood the test of time, largely because of their higher-quality, old-growth wood, load-bearing masonry construction, and overall superior workmanship.¹²⁷ These older buildings will remain durable, helping to preserve the affordability and quality of the housing over time.¹²⁸ Even when new construction costs are cheaper compared to rehabilitation costs,

121. *Id.* at 59; Jorgensen, *supra* note 115.

122. FORD ET AL., *supra* note 113, at 4, 52.

123. RYPKEMA, *supra* note 14, at 10 (citing DAVID LISTOKIN ET AL., BARRIERS TO THE REHABILITATION OF AFFORDABLE HOUSING (2001)).

124. *Id.*

125. *Id.*

126. See *id.* at 4 (stating that the market cannot produce affordable housing “without either massive subsidies or very low quality units”); *id.* at 16 (explaining that “very low cost housing . . . would fail the quality test”).

127. See WBDG Historic Preservation Subcomm., *Historic Preservation*, NAT’L INST. OF BUILDING SCI., https://www.wbdg.org/design/historic_pres.php (last updated Oct. 11, 2016) (noting that historic building materials, such as old-growth wood, are durable and high-quality); Julia Rocchi, *Six Practical Reasons to Save Old Buildings*, NAT’L TR. FOR HISTORIC PRESERVATION (Nov. 10, 2015), <http://savingplaces.org/2ku2YpK> (“Buildings of a certain era, namely pre-World War II, tend to be built with higher-quality materials such as rare hardwoods . . . Prewar buildings were also built by different standards. A century-old building might be a better long-term bet than its brand-new counterparts.”).

128. WBDG Historic Preservation Subcomm., *supra* note 127; Rocchi, *supra* note 127.

the added factor of building quality will inevitably tip the scale in favor of rehabilitation.¹²⁹

Rehabilitation becomes even more competitive with the availability of tax incentives. When property owners undertake substantial rehabilitation, state and federal rehabilitation investment tax credits are available to help defray the costs. The federal government offers a tax credit for 20% of the rehabilitation costs on income-producing properties (this excludes owner-occupied residences) that are listed or eligible for listing on the National Register of Historic Places and are rehabilitated in compliance with the Secretary of the Interior's Standards.¹³⁰ A 10% credit is available for properties built before 1936 that are not eligible for listing.¹³¹ While the tax credit is limited for properties producing only passive income (e.g., rental income), where the property owner is a real estate professional, he or she may be eligible for the full credit.¹³² States administer an even wider range of credits to piggyback on the federal credit. Many offer a 25% credit, allow full credit for passive activity and owner-occupied residences, and require a lower minimum investment.¹³³

Developers of affordable housing can also piggyback the low income housing tax credit (LIHTC) on top of their federal and state rehabilitation tax credits.¹³⁴ The LIHTC is available for new construction as well as the adaptive reuse of existing buildings,¹³⁵ and the ability to piggyback the tax credits gives developers working with historic buildings a financial windfall over those constructing new units.

B. Historic Preservation Boosts the Local Economy

Many variables impact housing affordability that cannot be addressed simply by building new housing. Low wages, lack of jobs, high taxes, and many other factors directly impact household income and housing

129. See RYPKEMA, *supra* note 14, at 10 (comparing the costs of repair between new and older construction while highlighting the resulting quality).

130. NAT'L PARK SERV., HISTORIC PRESERVATION TAX INCENTIVES 3–5, 9–10 (2012), <https://www.nps.gov/tps/tax-incentives/taxdocs/about-tax-incentives-2012.pdf>.

131. *Id.* at 3.

132. Mark Primoli, *Claiming the Credit*, NAT'L PARK SERV. (Oct. 2000), <https://www.nps.gov/tps/tax-incentives/before-apply/irs.htm>.

133. NAT'L TR. CMTY. INV. CORP., FIRST ANNUAL REPORT ON THE ECONOMIC IMPACT OF THE FEDERAL HISTORIC TAX CREDIT 31–32 (2010), <http://www.kiplinger.com/members/taxlinks/100319/Historic-tax-credit.pdf>.

134. *Id.* at 11.

135. *Id.* at 29.

affordability.¹³⁶ By looking at the impacts of rehabilitation projects made possible by state and federal tax credits, researchers have gathered empirical evidence on the economic benefits of historic preservation.

“Dollar for dollar, historic preservation is one of the highest job-generating economic development options available.”¹³⁷ Rehabilitation work is significantly more labor intensive than new construction, the impacts of which have a ripple effect through the local economy because the construction workers and other laborers hired locally will spend their money at local businesses.¹³⁸ And general contractors undertaking rehabilitation work are more likely to purchase materials from local vendors.¹³⁹ For every \$1,000,000 spent on rehabilitation versus new construction, rehabilitation will result in \$120,000 more staying within the community; five to nine more construction jobs; 4.7 more jobs elsewhere in the community; \$107,000 more in household income; and over \$100,000 more in retail sales.¹⁴⁰ Clearly, as household incomes increase, families have more money to spend on housing.

Rehabilitation work has additional benefits beyond job creation, including tourism, new business growth, additional private investment, and increased property and sales taxes, to name a few.¹⁴¹ Again, these benefits significantly impact household income. For example, as the city’s tax base increases, it can provide more services to the community—e.g., public transit, childcare, better schools—which can improve the quality of life of the residents and reduce their household expenses.¹⁴²

C. Historic Buildings Improve Quality of Life

In light of the substandard public housing of the twentieth century, there is an increasing recognition that housing cannot be merely affordable, it must also improve the quality of the life of the residents and the larger community. In the quest to build ourselves out of an affordable housing shortage, we may be building ourselves into unlivable communities.

136. See Jewkes & Delgadillo, *supra* note 46, at 46 (noting that the HUD ratio fails to consider the range of factors affecting household expenses).

137. RYPKEMA, *supra* note 88, at 13.

138. *Id.* at 14.

139. *Id.* at 15.

140. *Id.* at 14.

141. *Id.* at 15.

142. See Howell, *supra* note 71, at 559–61 (highlighting how an increased tax base can improve municipal services and schools); Graham, *supra* note 84, at 1734 (noting that gentrification can increase the tax base and thus increase the “availability and quality” of services).

The type of density most housing advocates are seeking is high-rise construction, as this is the only way to add significantly more density in tight markets. But when it comes to affordable housing, this type of density has been proven harmful, particularly for children growing up in poverty.¹⁴³ And as the public housing projects of the twentieth century have shown us, there is a greater risk of segregation and concentrated poverty in high rises than in the mixed-use, lower-density, human-scale neighborhoods.¹⁴⁴

Affordable housing should be located in diverse, mixed-income, walkable, transit-oriented neighborhoods close to shopping, schools, parks, and other amenities. Historic neighborhoods possess many, if not all, of these qualities, and creating historic districts preserves and enhances those qualities.¹⁴⁵ Placing incompatible high rises in the middle of historic districts degrades the quality of life that makes these places livable and desirable. The result is that we are destroying the things we value, so that *nobody* can enjoy them, when we should be figuring out how to bring the things we value to a wider audience, so that *everybody* can enjoy them. Historic preservation, when part of a comprehensive housing plan, can achieve this goal.

D. Historic Districts Protect Affordable Housing

The strongest argument for maintaining historic districts is that they *protect* affordable housing. There is a misconception that historic districts are home to only affluent households.¹⁴⁶ But the data does not support this. Sixty percent of the 850,000 buildings listed in historic districts are located in census tracts with a poverty level of 20% or more,¹⁴⁷ and 32% of households below the poverty line live in older and historic homes.¹⁴⁸ Data on the effectiveness of the LIHTC indicates that many older buildings already serve low-income families, and when developers construct new

143. See Schill & Wachter, *supra* note 37, at 1293 (“High density apartment buildings are now generally thought to be inappropriate for poor families with children. Elevators break down as a result of heavy usage and insufficient maintenance. In addition, parents find it difficult to monitor the activities of their children when recreation spaces are located at a distance from their apartments. Furthermore, the large volume of residents fosters anonymity, making it difficult for tenants to maintain security and a sense of community. All of these factors combine to promote vandalism, which further undermines the quality of life in public housing.”) (footnotes omitted).

144. See *id.* at 1293–94 (describing concentrated poverty in high density, residential towers that characterized public housing and observing that “these types of projects often generated a series of problems that led to their abandonment by all but the poorest and least mobile tenants”).

145. RYPKEMA, *supra* note 14, at 8–9.

146. *Id.* at 11.

147. *Id.*

148. *Id.* at 5.

affordable housing with the tax credit, it often replaces older buildings already serving that purpose.¹⁴⁹ Since the late 1970s, nearly a third of the over 500,000 housing units completed under the auspices of the federal historic preservation tax credit were affordable to low- and moderate-income families,¹⁵⁰ a figure that is “noteworthy when compared with some better-known affordable housing production programs.”¹⁵¹ While the need to create new affordable housing is critical, the need to protect existing historic housing is even more critical.

When historic district guidelines recommend against demolition of existing buildings, incompatible additions, or out-of-scale infill development, they protect the smaller homes that, by their size alone, are made more affordable. Because many historic neighborhoods are located in desirable neighborhoods, the land is more valuable than the building itself.¹⁵² New, more affluent residents moving into these neighborhoods often try to maximize their square footage with large additions that double the size of the home, second story “pop tops” on single-story homes, or new McMansions squeezed onto narrow lots.¹⁵³ Inevitably, these larger homes drive up property values and make the neighborhoods unaffordable—the exact problem critics claim historic districts create.

This is particularly relevant in suburban neighborhoods, which housing advocates claim are constrained by too many exclusionary zoning regulations to allow affordable housing growth. It is true that many newer suburbs are zoned only for single-family homes and mandate strict minimum lot sizes and minimum setbacks. But many historic suburbs, particularly those built pre-World War II, were designed with smaller lots and setbacks, allowing greater density (as compared to more modern suburbs with minimum lot sizes), and many of the properties boast

149. Leviner, *supra* note 109, at 876–77.

150. NAT’L PARK SERV., ANNUAL REPORT ON THE ECONOMIC IMPACT OF THE FEDERAL HISTORIC TAX CREDIT FOR FY 2014, at 5 (2015).

151. NAT’L TR. CMTY. INV. CORP., *supra* note 133, at 28.

152. See, e.g., David Matthews, *140-Year-Old Gold Coast Cottage Set to Be Torn Down*, DNAINFO (June 21, 2016, 5:45 AM), <https://www.dnainfo.com/chicago/20160621/gold-coast/140-year-old-gold-coast-cottage-set-be-torn-down>. In Chicago’s wealthy Gold Coast neighborhood, the last extant nineteenth-century worker cottage may be slated for demolition. *Id.* The property owner applied for a demolition permit, but, thanks to the 90-day demolition delay required for historic buildings, the cottage could still be saved. *Id.* The other worker cottages have all been lost to mansions and high rises. *Id.* As the listing agent for the property stated, “[t]he cottage ‘is a special place, but it’s sitting on a gold mine.’” *Id.*

153. See, e.g., Kate Anderson Brower, *Teardowns: Tearing Apart or Building Up the Neighborhood?*, WASH. POST (June 25, 2015), https://www.washingtonpost.com/realestate/the-charm-of-an-old-house-clashes-with-allure-of-a-garage-and-mudroom/2015/06/24/6fed1fb2-09fe-11e5-95fd-d580f1c5d44e_story.html (describing the phenomenon of tearing down older, more modest homes and replacing them with larger, more luxury homes, which drive up property values).

secondary structures, like carriage barns or shops, that can easily be transformed into accessory living spaces.¹⁵⁴ In fact, many of the larger, older homes themselves were long ago divided into apartments for boarders or other family members, and may be grandfathered in in areas otherwise zoned only for single-family dwellings.¹⁵⁵

It is important to keep in mind that zoning regulations that prohibit multi-family housing are not tied to historic preservation laws. Historic districts do not regulate interior alterations and cannot prevent a property owner from converting a single-family home into apartments.¹⁵⁶ Local governments interested in creating affordable housing can loosen other zoning restrictions while keeping historic district regulations in place. This will protect neighborhoods from teardowns but allow flexibility for adding density. And larger historic homes are very adaptable.¹⁵⁷ Their divided interior spaces (as opposed to the open floor plans common in modern homes) can easily be broken up into small apartments or condos, or converted back to single-family living if the needs of the neighborhood change.¹⁵⁸

Finally, while it is important to add density to curb sprawl and generate diversity and affordability, limiting the amount of development in certain high-demand neighborhoods can be beneficial on a wider metropolitan, regional, or national perspective. While cities with the tightest markets, like San Francisco and New York City, have little buildable land, many other cities still contain swaths of vacant land and abandoned buildings that need redevelopment.¹⁵⁹ As pressure increases in key, high-demand areas, these disadvantaged communities continue to struggle with extreme poverty,

154. NAT'L PARK SERV., HISTORIC RESIDENTIAL SUBURBS: GUIDELINES FOR EVALUATION AND DOCUMENTATION FOR THE NATIONAL REGISTER OF HISTORIC PLACES 8–13 (2002), <https://www.nps.gov/Nr/publications/bulletins/pdfs/Suburbs.pdf> (describing landscape features of historic residential suburbs).

155. *Id.* at 9 (explaining that historic residential subdivisions contained both single- and multiple-family housing). This statement and the previous statement are also supported by the author's own experience growing up in Chicago's North Shore suburbs. The author's great-grandmother's house was a small, one-and-one-half-story, wood-frame house built in the late 1890s. It had a second-story apartment where a number of family members had lived over the years, and a lawnmower shop and secondary dwelling unit located to the rear. When the house was torn down in the early 2000s, it was replaced with a large single-family home more than double the size of the old home.

156. *What They Can and Cannot Do*, *supra* note 19 (emphasizing that guidelines cannot “[c]ontrol how space within a building is used”).

157. STEWART BRAND, HOW BUILDINGS LEARN 190–93 (1994) (illustrating how San Francisco's Victorian row houses are highly adaptable to subdivision into multiple apartments).

158. *Id.*

159. See Elizabeth M. Tisher, Note, *Re-Stitching the Urban Fabric: Municipal-Driven Rehabilitation of Vacant and Abandoned Buildings in Ohio's Rust Belt*, 15 VT. J. ENVTL. L. 173, 176–80 (2013) (detailing population loss in rust belt cities and rise in vacant and abandoned buildings).

disinvestment, and declining populations. Incentives can lure businesses and developers into these areas, but placing a cap on growth in already-overpopulated areas can further encourage revitalization of underpopulated communities.¹⁶⁰ This should be happening at both the regional and national levels. For example, many older industrial cities in the Northeast are crippled with disinvestment while New York City keeps growing. And rust belt cities in the Midwest are suffering from extreme decline while drought-stricken cities in the West and Southwest are booming. Limits on overbuilding in tight markets can stimulate the growth necessary in those areas currently lacking investment.¹⁶¹

V. FURTHERING AFFORDABLE HOUSING THROUGH PRESERVATION

Many programs are dedicated to creating and maintaining affordable housing, including land trusts, grants, and tax incentives, and many local governments have mandatory inclusionary zoning policies to help achieve their goals. The purpose of this Part is not to discuss the strengths and weaknesses of those programs, but to recommend new approaches to affordable housing that should be adopted by the preservation community. Preservationists should raise awareness about the intersection between preservation and affordable housing, and demonstrate positive ways preservation can be used to further those dual goals.

A. Top-Down Approach

The most effective way to integrate affordable housing into historic preservation is for the National Park Service (NPS) and State Historic Preservation Offices (SHPO) to encourage or mandate certain activities through the grants and technical assistance that they provide to local governments. This can occur through the Certified Local Government (CLG) Program, cost-share programs between SHPOs and local governments, matching preservation grants, and downtown revitalization programs.

160. Edward Glaeser argues that “[f]he social costs of binding development restrictions lie in the misallocation of consumers by having them live in less productive, less attractive places.” Glaeser, *supra* note 101, at 335. What Glaeser is essentially arguing is that we should let the undesirable areas further decline, while the more attractive areas continue to grow. This would arguably lead back to segregation and isolation of the poor in areas of concentrated poverty—less productive, less attractive places—exactly the thing that Glaeser claims is a result of exclusionary historic districts.

161. With climate change and the threat of rising sea levels, the idea that we should encourage growth in the interior and away from at-risk coastal areas is not unfounded.

1. Certified Local Government Program

The CLG program, jointly administered by the NPS and SHPOs, provides funding and technical assistance to local governments undertaking preservation activities.¹⁶² To be certified, a local government must meet a set of minimum goals: establish an historic preservation commission; enforce state or local legislation for the designation and protection of historic properties, typically through a preservation ordinance; maintain a system to survey and inventory historic resources; facilitate public participation in local preservation; and follow any other procedures established by the states.¹⁶³ States receive annual appropriations from the Federal Historic Preservation Fund and must pass at least 10% of their funding along to CLGs for surveys, National Register nominations, rehabilitation work, design guidelines, educational programs, training, structural assessments, feasibility studies, and a host of other activities.¹⁶⁴

To integrate affordable housing into the CLG program, the federal and state governments should add an affordable housing goal as a condition of certification, and offer additional funds to CLGs with significant affordable housing needs. This would require local preservation officers or commissions to work with planners and housing advocates to identify affordable housing needs, an important first step in integrating affordable housing into local preservation activities. An important component to this planning process is identifying the affordable housing needs by neighborhood and flagging those that are “high need”—e.g., tight housing markets and rising real estate prices—“moderate need”—e.g., some multi-family rentals mixed with pricier single-family homes—or “low need”—e.g., plenty of affordable housing that should be maintained. This initial step should focus on only the housing needs; not the preservation goals.

The next step would be for the CLG to include an affordable housing goal within the purpose statement of its preservation ordinance. This purpose statement should not only articulate the goals of creating and maintaining affordable housing, but also it should explain how that goal is to be carried out. Once a proper ordinance is drafted, the CLG can decide which preservation activities will best address both its affordable housing needs and its important preservation objectives. The focus of this step

162. *Certified Local Government Program & Local Preservation Tools*, NAT'L PARK SERV., <https://www.nps.gov/clg> (last visited Apr. 28, 2017).

163. *Become a Certified Local Government (CLG)*, NAT'L PARK SERV., <https://www.nps.gov/clg/become-clg.html> (last visited Apr. 28, 2017).

164. *Certified Local Government Program & Local Preservation Tools*, *supra* note 162.

should be to balance the dual goals of preservation and affordable housing in a way that achieves a positive result for both.

The next activity a CLG should undertake is the survey and inventory of historic buildings. States routinely require this activity of its CLGs, as it provides information for preservation planning purposes and facilitates with National Register listing, review under Section 106 of the National Historic Preservation Act, review of tax credit projects, and many other activities. While many communities target, or at least prioritize, the most significant buildings for survey, states should require their CLGs to survey all historic buildings (those over 50 years in age) and to perform this in a systematic way that prioritizes the most threatened buildings or neighborhoods. Through the survey process, CLGs should consider neighborhoods that are in need of affordable housing, or that contain affordable housing in need of protection, and should highlight properties that are suitable for multi-family use or low-cost rehabilitation. This inventory of historic resources can be useful at the regional and state levels as a means of identifying where affordable housing growth should occur, and it can also be used by the CLG to plan for historic districts and other local preservation activities.

The most important activity for a CLG is the designation of properties to the National Register of Historic Places or local landmark registers. And key here is the local historic district, which can be used to create or maintain affordable housing. First, CLGs should be required to create historic districts in low-income areas, particularly those with small, vernacular buildings, as these areas are often overlooked by local historic preservation commissions. A neighborhood that is eligible under traditional criteria—e.g., that buildings retain their historic and architectural significance—should be protected as a traditional historic district with guidelines that adhere to the Secretary of the Interior's Standards. A neighborhood that has lost its integrity, either through individual building alterations or overall loss of building stock, but nonetheless merits protection—e.g., at least 50% of its building stock remains intact or the buildings have lost architectural detail but retain their historic footprint and envelope—can be protected as a neighborhood conservation district. The guidelines for the conservation district should be more flexible, focusing on preventing teardowns, oversized additions, or out-of-scale infill development. The conservation district is important, as it protects more low-income or potentially affordable properties from being replaced by higher-end housing, and the more flexible guidelines allow for less costly renovations. For both the historic and neighborhood conservation districts, the ordinance should mandate strong demolition delays, particularly in neighborhoods with high land values and smaller homes, and should also

contain mechanisms to discourage demolition and incentivize rehabilitation, such as impact fees, exactions, or transferable development rights.

In addition to planning for the creation of affordable housing, CLGs should design educational programs that train property owners and local builders on performing rehabilitation work that does not compromise the quality of the construction or destroy energy-efficient features. This is an important addition to the survey and landmark designation activities because it ensures that the properties are not just affordable, but also safe, sanitary, and durable.

Finally, the NPS and SHPOs should provide technical assistance to CLGs in designing and carrying out these projects. This should include sample historic and conservation district guidelines for neighborhoods targeted as “high” or “moderate need”; sample criteria for designating neighborhood conservation districts; guidelines for identifying properties well-suited for affordable housing; and guidelines for crafting a strong preservation ordinance.

2. Cost-Share Programs

Through cost-share programs, state and local governments partner to undertake preservation survey and inventory projects. The state and local governments share costs, while the state administers the program—hiring consultants, reviewing the work, and ensuring completion of the final product—which is typically a comprehensive survey report detailing the findings and providing recommendations for stewardship.¹⁶⁵ Like the surveys undertaken by CLGs, discussed above, these surveys should identify buildings suitable for affordable housing and the condition of those buildings, and provide recommendations on how the housing goals can be incorporated into larger preservation goals.

3. Matching Grants

Other preservation matching grants are available to local governments on a competitive basis for the rehabilitation and repair of historic buildings.¹⁶⁶ States should give preference to projects involving the rehabilitation or repair of affordable housing, particularly in areas where the

165. See, e.g., *Survey & Planning*, VA. DEP’T HISTORIC RES., <http://dhr.virginia.gov/survey/Survey1.htm> (last updated Oct. 17, 2016) (describing the process of surveying historic properties).

166. See, e.g., *Historic Preservation Grants*, VT. AGENCY COM. & COMMUNITY DEV., <http://accd.vermont.gov/historic-preservation/funding/historic-preservation-grants> (last visited Apr. 28, 2017).

need for housing is great. States should also increase their share of the matching grants for projects based on how much affordable housing will be created.

4. Downtown Revitalization

The National Main Street Center, a subsidiary of the National Trust for Historic Preservation, maintains a network of local downtown revitalization organizations (“Main Street programs”); provides technical assistance, training, and workshops; and has created an organizing framework—the Main Street Four Point Approach—that the local Main Street programs implement to achieve their revitalization goals.¹⁶⁷ Many states have coordinating programs that work with the local communities to carry out the Four Point Approach.¹⁶⁸ As Main Street programs are located in central business districts, their primary focus is on business growth, but most central business districts also contain housing. As this housing is centrally located and typically in the form of rentals, the affordable housing opportunities are significant. Economic development certainly has ripple effects into the residential community, and Main Street programs should take the reins to promote rehabilitation of housing and ensure that housing remains affordable, even as property values begin to rise. This can be achieved through a revised Four Point Approach that expressly addresses the residential component of the downtown, as well as training and workshops on how to incorporate affordable housing goals into an economic development plan.

In addition to the Main Street program, states should adopt an Elm Street program for revitalization of residential neighborhoods bordering central business districts.¹⁶⁹ In many cases, these neighborhoods have suffered population loss and disinvestment, and they often boast large historic homes that have already been divided into multi-family rentals. As the central business district revitalizes, these residential neighborhoods may feel pressure from developers. One goal of an Elm Street program should

167. *The Main Street Approach - Main Street America*, MAIN STREET AM., <http://www.mainstreet.org/main-street/about-main-street/main-street-america/the-main-street-approach.html> (last visited Apr. 28, 2017).

168. See, e.g., *Downtown Designation*, VT. AGENCY COM. & COMMUNITY DEV., <http://accd.vermont.gov/community-development/designation-programs/downtowns> (last visited Apr. 28, 2017).

169. See *Elm Street*, PA. DOWNTOWN CTR., <http://www.padowntown.org/programs-services/elm-street> (last visited Apr. 28, 2017). Pennsylvania launched the first Elm Street program in 2004. *Id.* The program is now statewide. *Id.*

be to preserve both the historic character and affordability of these neighborhoods.

B. Enhanced Tax Incentives

Another way preservationists can drive affordable housing development is by advocating for enhanced federal rehabilitation tax credits. Currently, several limitations in the federal tax credit hinder its use for affordable housing projects, particularly small ones undertaken by individual property owners. For example, the requirement that properties be income-producing precludes rehabilitation of owner-occupied properties; limits on income from passive activity make it difficult for property owners to use the tax credit to create rental housing; and the substantial rehabilitation requirement (\$5,000 or the adjusted basis, whichever is greater) makes small projects infeasible.

The solution is a second federal tax credit for affordable housing projects. The requirement that properties be listed or eligible for listing on the National Register of Historic Places would remain, as would the requirement that the completed work satisfy the Secretary of the Interior's Standards, albeit in a modified form that would grant more flexibility to the property owner.¹⁷⁰ First, removing the requirement that properties be income-producing opens the tax credit to a wider range of projects that could provide affordable housing. And second, eliminating the substantial rehabilitation requirement would make feasible both small projects that involve bringing a building up to code, and larger projects that would not generate as much profit for the developer (e.g., rehabilitating a former industrial building to be used for low-income housing).

Maintaining affordability is as important as creating affordable housing. For large projects of ten units or more, an additional, smaller credit should be available for every 5 years the units are maintained at an affordable rate for low-income families, up to 30 years. For example, the developer could receive an initial 20% credit and an additional 5% every 5 years up to 30 years, for a total credit of 50% of the rehabilitation costs. This will encourage substantial rehabilitation of large historic buildings for affordable housing when such a project would not otherwise be economically feasible, and it would help stabilize the neighborhood by ensuring that the units remain affordable over a generation.

170. See ADVISORY COUNCIL ON HISTORIC PRES., AFFORDABLE HOUSING AND HISTORIC PRESERVATION (2006) (providing modified guidelines to be applied in Section 106 review of affordable housing projects).

CONCLUSION

So what would Jane Jacobs do today if faced with the question of how to address the affordable housing shortage? We can say with confidence that she would still advocate for an animated streetscape of unique buildings, an eclectic array of merchants, and colorful sidewalk activity. We can also say with confidence that she would advocate for better-quality housing for low-income families, and more integrated and diverse neighborhoods. Knowing that, the answer to the question is simple: Jacobs would support historic districts. Jacobs saw historic districts as a way to preserve city life for both the wealthy and disadvantaged. And they still serve that purpose today. Historic districts are inherently inclusionary because they are varied, adaptable, and unique places that people love. They confer benefits on everyone. New construction will always be necessary, but it should supplement—not supplant—historic preservation.

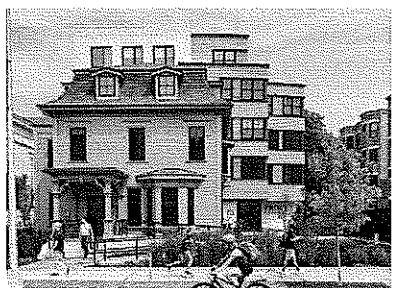
June 19, '23

RRE: ORDINANCE COMMITTEE: NCD amendments and re-write

Dear Chairman McGovern and Councilors,

PLEASE VOTE DOWN PASSAGES THAT DIMINISH OR ELIMINATE SAFEGARDS AND GUIDELINES MEANT TO MAINTAIN THE FABRIC OF THE CITY. The Neighborhood Conservation District (Crowe petition) amendments are to be moved forward after lengthy and patient meetings with the Historical Commission and pushback in public comments. I hope Councilors have compared the old with the new versions (**often available at the last minute depriving the public of accurate information**) and have listened to the Executive Director's arguments for keeping sections. **Councilors, please make sure you know what you are voting on.**

The Ordinance Committee is chaired by the proposal's lead sponsor and an AHO advocate that diminishes anything that gets in the way. Too bad that the value of conservation is underestimated let alone understood. Being lost is the responsibility of guidelines protecting society from being overwhelmed by commercial, bio/ tech, lab spaces- employees of which takes up more housing. While allied zoning can be tweaked, it should not be erased. In many cases, zoning and preservation are safety nets. Neighborhoods have a right to stave off commercial encroachment while allowing change.



I find it ironic that a pro-housing group used Frost Terrace as a poster child for a successful AHO project. It involved neighborhood input, design review, set-backs, stepped massing, size and shape of structure, and re-purposing of a historical building- all overseen by the CHC. Though this project is not in an NCD, these new NCD amendments will eliminate or diminish some of these guidelines involved in good design.

Instead of working together, NCDs are to be subordinate to the new AHO. The original AHO respected both Historical and Conservation Districts (and the CHC). But now, cultural protection is an obstacle for developers. Still conflated are housing issues, social justice and preservation. This document continues to hit the CHC over the head with issues beyond its purview. What is the difference between renter, district homeowner, and district resident? Why does the CHC have to document financial impacts on rentals, housing costs, statistics or demographics? NCDs are charged with protecting physical documents which is architecture and context. Please find attached the previous letter submitted challenging these (politically motivated) amendments. Let's hope some have been changed.

Some of the major issues are as follows:

- 1) ALL CITY DEPARTMENT CHARTER STATEMENTS should include clauses on diversity, age, race, ethnicity, sex, gender, sexual identity, housing experience, anti-racism, diversity, equity, and inclusion, **not just the CHC**. The Historical Commission is one of the most diverse city departments keenly aware of diversity of its commission and its responsibilities. But its job is to monitor brick and mortar.
- 2) This petition **DOESN'T EMPHASIZE COMPETENCE or EXPERTISE**, but rather "residents with a diversity of recent housing experiences" ... or the more nebulous "**resident with technical knowledge**" in "preservation, architecture or related field". This eliminates specific language including professional experience or training, historian, architect, real estate expert and open for interpretation. An unqualified or inexperienced resident will probably prioritize social concerns over the task at hand- that of **monitoring preservation while accommodating development**. **Historic Preservation**, a serious **CERTIFIED PROFESSION**, plays a vital role in achieving healthy, harmonious and uplifting communities while integrating social issues.
- 3) The petition gives an **UNINFORMED COUNCIL capacity to eliminate any conservation district without a hearing**.
- 4) The **City Council has no professional expertise in the area determining HOW to preserve, what needs to be preserved or WHY it needs to be preserved**. I do not see the Council working with any due diligence to make sure an NCD remains. The **COUNCIL is NOT QUALIFIED** to make such determinations, and will ultimately lead to imbalanced opportunities for more development (its probable goal) while important segments of history are gone for good.
- 5) Eliminating review of AHO projects by NCDs ignores non-binding advisory recommendations and community input (something some officials want to minimize). It is imperative that the CHC continue to make suggestions and advisory recommendations balancing preservation and design with the needs of the city. Regardless of what some think, "Today's eyesore is (NOT) tomorrow's landmark".
- 6) **All City Petitions should maintain their 10 Signatures**. NCDs are singled out requiring an **unrealistic 100 signatures** to designate, amend or RESCIND a Neighborhood Conservation District dampening citizen involvement.
- 7) I find it demeaning that the Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Will Iram Faroog take notes at a housing committee?
- 8) Only one home-owner- who shoulders much of the tax investment and maintenance burden- is on the Commission, as opposed to 3 renters.

Please defer to the Executive Director on remaining challenges. He has more than compromised on what this NCD petition is asking for. He is a team-player to whom Cambridge owes a great deal in keeping Cambridge the desirable place to live. **These are not single-issues but complicated and nuanced game-changers.** They can always be tweaked which should have happened to begin with- not a full-scale re-write.

Thank you.

Sincerely,

Marilee Meyer
10 Dana St
Mbm0044@aol.com
617-312-3999

Erwin, Nicole

From: Blier, Suzanne <blier@fas.harvard.edu>
Sent: Tuesday, June 20, 2023 8:10 AM
To: City Council
Cc: City Clerk
Subject: The NCD decision today

Dear Cambridge City Councillors,

The language of the effort by some of City Council to gut Neighborhood Conservation Districts (NCD) which has long been a model program to help maintain the historic homes of Cambridge has yet to be posted for today's meeting, one which apparently will not include public comment.

Whatever the outcome of this meeting, I wish to voice my strong opposition to this effort and the process itself, noting that this whole attack of not only NCDs but also the character and expertise of the Cambridge Historical Commission and its Executive Director, has been one of the most appalling outcomes of this very fraught City Council term.

How and why did we end up where we are? Because of two reasons: 1) a group of residents of East Cambridge chose to honor the legacy of their émigré past by proposing a study to create a NCD there; 2) a group of pro-developer advocates closely affiliated with the dominant political party of the current City Council chose to not only try to shut the whole study down, but also viciously attacked the individuals involved, city neighborhood groups more generally, and those other neighborhood groups, such as myself who went to their defense.

Meanwhile the author of this petition is about to leave the city, and the petition itself which seems to keep getting resurrected by 1 or more members of this political group, have brought it forward again with the hopes of final passage.

Cambridge was just voted [#1 City in the US](#) to live in based on a number of reasons. They cite among other things our historic architecture as a key reason. Alas this Council seems to be working hard to destroy this key element—both in this effort and in other recent decisions such as the massive AHO amendment (which allows consideration of only c. 150 homes of historic value, but not the rest) and BEUDO (which does not exclude historic buildings and churches).

Notes:

1. Increasing the size of NCD committees will make it harder to find members willing to serve, or to reach a quorum.
2. The insistence professional experience and training does not matter, is an appalling idea, particularly in a city such as Cambridge.
3. CHC currently votes on whether a NCD should go forward or not. By bringing Council into the decision even earlier, not only is one politicizing the process, but one is making it far more difficult to have an NCD than a spot-zoning change.
4. By increasing the number of signatories on the petition beyond what zoning amendments require is absurd, since the CHC already must approve what goes forward. Moreover, I live on a street with 4

- houses, were someone to create an NCD petition, all but the first 4 could be thrown out as non-applicable.
5. Some NCD proposals already are voted down – as happened when the same pro-developer attack dogs stopped a largely African American neighborhood group proposing an NCD in West Cambridge recently as more and more of their homes were being bought by wealthy individual seeking to McMansion them.
 6. Please do not allow the proposed radically massive AHO amendment structures to be excluded from NCD oversight/review. The whole point of review is to bring the best design possible to new building design or renovations. Good design does not have to be more expensive than bad design, and units do not necessarily need to be lost in the process.
 7. This whole mess has been ushered in at a time when for profit developers – focused on labs and other investments, are running roughshod over the city. And note that a study of NCD impacts in Cambridge has shown that property values in NCDs increase less fast than property values in non-NCD areas.
 8. Please think twice before disallowing NCD consideration of new energy options on historic homes and other structures (placement or other considerations). Historic homes are some of the most sustainable forms of lower income housing we have in the city – and are or can easily be made the most environmentally sustainable as well. Fans or unit air conditioners take far less energy than large whole-building air conditioning systems. Finding a viable placement for energy equipment can be critical especially in denser neighborhoods.
 9. Please stop attacking neighborhoods, and people who do the incredibly hard and time-consuming work in supporting our neighborhoods.
 10. Please support those changes proposed by Mr. Sullivan – which are already well beyond what many of us, including myself as an art and architectural historian, feel we should be doing as a city which values our history both in the present and for future generations.

Cordially,
Suzanne Blier
5 Fuller Place

Erwin, Nicole

From: Marilee Meyer <mbm0044@aol.com>
Sent: Monday, June 19, 2023 5:35 PM
To: City Council; City Clerk; tonerforcambridge@gmail.com; Caralone, Dennis; pattynolan@gmail.com; Siddiqui, Sumbul; Simmons, Denise
Subject: ORDINANCE - PLEASE SAFEGUARD NCDs
Attachments: NCD LETTER TO COUNCIL- ORDINANCE 6-19-23.docx; NDC LETTER CROWE PETITION 6-19-23.docx

RE: ORDINANCE COMMITTEE: NCD amendments and re-write

Dear Chairman McGovern and Councilors,

PLEASE VOTE DOWN PASSAGES THAT DIMINISH OR ELIMINATE SAFEGARDS AND GUIDELINES MEANT TO MAINTAIN THE FABRIC OF THE CITY. The Neighborhood Conservation District (Crowe petition) amendments are to be moved forward after lengthy and patient meetings with the Historical Commission and pushback in public comments. I hope Councilors have compared the old with the new versions (**often available at the last minute depriving the public of accurate information**) and have listened to the Executive Director's arguments for keeping sections. Councilors, please make sure you know what you are voting on.

The Ordinance Committee is chaired by the proposal's lead sponsor and an AHO advocate that diminishes anything that gets in the way. Too bad that the value of conservation is underestimated let alone understood. Being lost is the responsibility of guidelines protecting society from being overwhelmed by commercial, bio/ tech, lab spaces- employees of which takes up more housing. While allied zoning can be tweaked, it should not be erased. In many cases, zoning and preservation are safety nets. Neighborhoods have a right to stave off commercial encroachment while allowing change.



I find it ironic that a pro-housing group used Frost Terrace as a poster child for a successful AHO project. It involved neighborhood input, design review, set-backs, stepped massing, size and shape of structure, and re-purposing of a historical building- all overseen by the CHC. Though this project is not in an NCD, these new NCD amendments will eliminate or diminish some of these guidelines involved in good design.

Instead of working together, NCDs are to be subordinate to the new AHO. The original AHO respected both Historical and Conservation Districts (and the CHC). But now, cultural protection is an obstacle for developers. Still conflated are housing issues, social justice and preservation. This document continues to hit the CHC over the head with issues beyond its purview. What is the difference between renter, district homeowner, and district resident? Why does the CHC have to document financial impacts on rentals, housing costs, statistics or demographics? NCDs are charged with protecting physical documents which is architecture and context. Please find attached the previous letter submitted challenging these (politically motivated) amendments. Let's hope some have been changed.

Some of the major issues are as follows:

1) ALL CITY DEPARTMENT CHARTER STATEMENTS should include clauses on diversity, age, race, ethnicity, sex, gender, sexual identity, housing experience, anti-racism, diversity, equity, and inclusion, **not just the CHC**. The Historical Commission is one of the most diverse city departments keenly aware of diversity of its commission and its responsibilities. But its job is to monitor brick and mortar.

2) This petition **DOESN'T EMPHASIZE COMPETENCE or EXPERTISE**, but rather "residents with a diversity of recent housing experiences"... or the more nebulous "**resident with technical knowledge**" in "preservation, architecture or related field". This eliminates specific language including professional experience or training, historian, architect, real estate expert and open for interpretation. An unqualified or inexperienced resident will probably prioritize social concerns over the task at hand- that of **monitoring preservation while accommodating development**. **Historic Preservation, a serious CERTIFIED PROFESSION**, plays a vital role in achieving healthy, harmonious and uplifting communities while integrating social issues.

3) The petition gives an **UNINFORMED COUNCIL capacity to eliminate any conservation district without a hearing**.

4) **The City Council has no professional expertise in the area determining HOW to preserve, what needs to be preserved or WHY it needs to be preserved**. I do not see the Council working with any due diligence to make sure an NCD remains. **The COUNCIL is NOT QUALIFIED** to make such determinations, and will ultimately lead to imbalanced opportunities for more development (its probable goal) while important segments of history are gone for good.

5) Eliminating review of AHO projects by NCDs ignores non-binding advisory recommendations and community input (something some officials want to minimize). It is imperative that the CHC continue to make suggestions and advisory recommendations balancing preservation and design with the needs of the city. Regardless of what some think, "Today's eyesore is (NOT) tomorrow's landmark".

6) **All City Petitions should maintain their 10 Signatures**. NCDs are singled out requiring an **unrealistic 100 signatures** to designate, amend or RESCIND a Neighborhood Conservation District dampening citizen involvement.

7) I find it demeaning that the Executive Director of the Historical Commission shall serve as secretary of each neighborhood conservation district commission. Will Iram Faroog take notes at a housing committee?

8) Only one home-owner- who shoulders much of the tax investment and maintenance burden- is on the Commission, as opposed to 3 renters.

Please defer to the Executive Director on remaining challenges. He has more than compromised on what this NCD petition is asking for. He is a team-player to whom Cambridge owes a great deal in keeping Cambridge the desirable place to live. These are not single-issues but complicated and nuanced game-changers. They can always be tweaked which should have happened to begin with- not a full-scale re-write.

Thank you.
Sincerely,

Marilee Meyer
10 Dana St

Mbm0044@aol.com
617-312-3999

June 19, '23

RRE: ORDINANCE COMMITTEE: NCD amendments and re-write

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Thank you.

Sincerely,

Marilee Meyer
10 Dana St
Mbm0044@aol.com
617-312-3999

(APRIL 25 23)

Subject: ORDINANCE- Please reconsider HISTORIC BUILDINGS AND LANDMARKS (CROWE)

RE: PLEASE REJECT THE "HISTORIC BUILDINGS AND LANDMARKS" PETITION

Dear Councilors,

Bravo to Executive Director Sullivan's clear, informative and responsible explanations pertaining to the "Historic Buildings and Landmarks" (Crowe) petition, **which intrinsically changes the function of the Historic Commission (CHC) and its four neighborhood conservation districts (NCD)**. Born from grievance politics against a citizen's group in East Cambridge, these "amendments", were written by a disgruntled layman essentially diluting NCD and CHC oversight. But that seems to be its ultimate purpose- to dismantle historic preservation in Cambridge. **Please keep the original document and/ or adopt the executive director's amendments.**

There are very real differences in debate. 1) One side wants to destroy historical review because it considers historical review a constraint on development. 2) The other side sees historical review as essential to preserving the history of diverse communities and because it considers that responding to the visual characteristics of our neighborhoods is **essential to successfully integrating new construction and new development**. The original AHO respected the jurisdiction of Historical and Conservation Districts where the new petition does not.

The recent Harvard Square Conservation District study overseen by the CHC- not the council- was initiated by stakeholders **"having demonstrable knowledge and concern for improvement, conservation and enhancement of the district..."** including small and large businesses, the Neighborhood Association, renters, developers, institutions, architects, and the public. **The process was a successful master class** in patience, listening, debate, compromise and consensus.

In contrast, the Crowe "amendments", seem to be another vehicle for enforcing the changes proposed by the amendments to the AHO calling for deleting setbacks and green space, height restrictions, design oversight and any zoning that can apply. This is incremental erasure and streamlining by officials who seem to lack sympathy for the project of maintaining the character of our neighborhoods.

If Councilors were more engaged with the work of the Historical Commission, they had, they would know that the Commission recently approved demolishing a 19th C workers cottage in Porter Square in favor of housing. The CHC also approved in principle the addition of 6 stories of affordable housing added to a historic (former Lesley U) landmark on Mass Ave. They also worked with the developers of Frost Terrace to preserve three historic houses while adding 43 affordable housing units to the complex. The CHC, in doing its job, is reviewing the demolition of a 1903 2-story dwelling, an 1872 1 ½ story dwelling and an 1866 2-story dwelling. The point is, the Historic

Commission, in its advisory role, DOES NOT hinder the building of housing. Many reviews are non-binding, meaning applicants, after a review and addressing the project, don't necessarily have to follow recommendations. Most inquiries are resolved by staff. Exceptions and hardship are accommodated. Ultimately, applicants get educated which usually leads to a better product.

Historic Preservation, a serious CERTIFIED PROFESSION, plays a vital role in achieving healthy, harmonious and uplifting communities while integrating social issues. The latest 2022 conference reviewed by **Historic New England** called "Forging A New Lens", addressed more inclusive, sustainable and livable communities. The summit also included Climate Action, Urban Growth, Decarbonization of Older Buildings, ADA compliance and the need for technical and traditional trades training and infrastructure. The Preservation Community is already involved. The CHC has worked with applicants to locate heat pumps, solar panels and transformers etc.

Unfortunately this petition **DOESN'T EMPHASIZE COMPETENCE or EXPERTISE**, but rather "**residents with a diversity of recent housing experiences...and members with professional credentials relevant to the committee's work**". An unqualified or inexperienced resident will probably prioritize social concerns over the task at hand- that of **monitoring preservation while accommodating development**. "Professional credentials relevant to the committee's work" is vague and could include uninformed developers and businessmen. The petition also gives an inexperienced **Council the capacity to eliminate any conservation district without a hearing**. If housing advocates on the newly configured Commission identify an area with potential for more density, their priority would be housing and not careful oversight of such an area, and I highly doubt any compromise or city planning would be introduced. There are many absolutes in this new petition. Struck from the original ordinance are references to "**unless two thirds of all its members vote to do so**" removing any recourse. Repeatedly, renters, businessmen and others have jurisdiction over experts and resident homeowners who carry the burden. This is not fair.

More highlights are as follows:

Why should the CHC need Council approval for an NCD study, which is just that- a study to see if implementation of a district is viable? Council is unqualified to make such a determination.

Reviewing AHO projects by NCDs allows for non-binding advisory recommendations and community input (something that some officials want to minimize). It is imperative that the CHC continue to make advisory recommendations balancing preservation with the needs of the city. The East Cambridge Conservation District guidelines were based on the recently reviewed and approved Harvard Sq Conservation District but are **customized to its needs**.

A 10 yr sunset clause is unrealistic, destructive and counterproductive as development pressures mount.

30 signatures and 100 signatures to designate, amend or RESCIND a Neighborhood Conservation District are unrealistic and dampen citizen involvement. Other city petitions maintain 10 Signatures.

Neighborhoods by their very nature have followed historic growth patterns and the CHC has done a remarkable job at finding **qualified** people for one of the most diverse commissions in government. Legislating diversity, affordability, equity, inclusivity, age, sex, gender, and sexual and gender minority status designated by the City Manager and already consistent with city policies begin to look like quotas over substance.

As acknowledged by the Executive Director, CDD and other departments, the problem with **OUTREACH AND NOTIFICATION PROCESS** is a systemic failure **city-wide** and shouldn't be charged just to the CHC.

We have seen this with Envision, bike lanes, closures, and Charter Review. The CHC attempt for the East Cambridge NCD Study involved many expensive mailers treated as junk mail, thrown away or went to old renter addresses or to the owners -and NOT to the renters.

Requiring the CHC and NDCs to report the **impact on housing and renovation costs and rental impact** in the district and ... **identifying opponents** to the proposed district, allowing them to submit their written views and counter-proposal to the CHC recommendations is ludicrous and beyond the scope of an NDC.

This passage was included **due to a dispute** with a member of the East Cambridge Conservation District Study where said member, a Cambridge business owner living in Belmont complained about treatment and rejected projects in two irrelevant municipalities- one on the Cape and in Belmont. Those experiences were brought into the Cambridge deliberations at GREAT length and were PATIENTLY listened to by the executive director and study members. **The complaints were deemed not applicable.**

Financial review of private projects is not in the commission's purview. The small staff doesn't have accountants or housing researchers. **Their primary job is to preserve historic material where possible and find pathways to move forward.** They do not have number crunchers for this type of report though footnotes and sources are usually included. Historic Districts also have State and Federal ramifications which influence expense reports. This is onerous and unrealistic with no firm conclusion as statistics keep changing.

Again, the **City Council has no professional expertise in the area determining HOW to preserve, what needs to be preserved or WHY it needs to be preserved.** I do not see the Council working with any due diligence to make sure an NCD remains. The **COUNCIL is NOT QUALIFIED** to make such determinations, and will ultimately lead to imbalanced opportunities for more development.

In the case of the new construction or additions to existing structures a commission shall NOT consider the appropriateness of the size and shape of the

structure both in relation to the land area upon which the structure is situated and to structures in the vicinity, and a Commission SHALL NOT (In "appropriate cases" removed) impose dimensional and setback requirements in addition to those required by applicable provision of the zoning ordinance. A Commission **SHALL NOT** make any recommendation or requirement except for the purpose of rejecting proposals incongruous to the historic aspects, architectural significance. Please understand that the appropriateness of the size and shape of the structure both in relation to the land area upon which the structure is situated and to structures in the vicinity are inextricably part of "historic aspects" and "architectural significance" and cannot be separated. "Historic aspects" and "architectural significance" are not just a matter of "style" and "trim."

The CHC has no teeth to enforce, nor has the power to exercise its function, which, I dare say, again, is probably the point of this GRAND RESERECTED EFFORT.

I find this citizen petition is **RE-WRITING a government ordinance** in a very confusing, disrespectful fashion. We owe the CHC executive director for his careful stewardship of Cambridge's history and city planning. Upgrading Conservation District guidelines, already being considered after the successful Harvard Square Conservation District exercise, should have been left to the CHC not Council. What is happening now is untrained administrators are dictating a professional's line of expertise. This is not about preservation but about new zoning around the AHO and removing any impediment to lab and commercial development in general.

History matters and, forgotten in the shuffle, is its big contribution to Cambridge's Tourist Industry. Hopefully, the CHC will get an **objective and equitable hearing** in the Ordinance Committee and beyond. Both imagination and good design contribute to Cambridge's distinctive character and desirability but Preservation and affordable housing are not mutually exclusive.

Please keep the original document and/ or adopt the executive director's amendments. And where there is great disagreement in the attempt to reconcile versions, include both for Council to debate.

Thank you for your consideration.
Marilee Meyer + 10 Dana St + 02138 + mbm0044@aol.com