



Session A1

Your Preservation Toolbox: Local Tools for Protecting Historic Resources

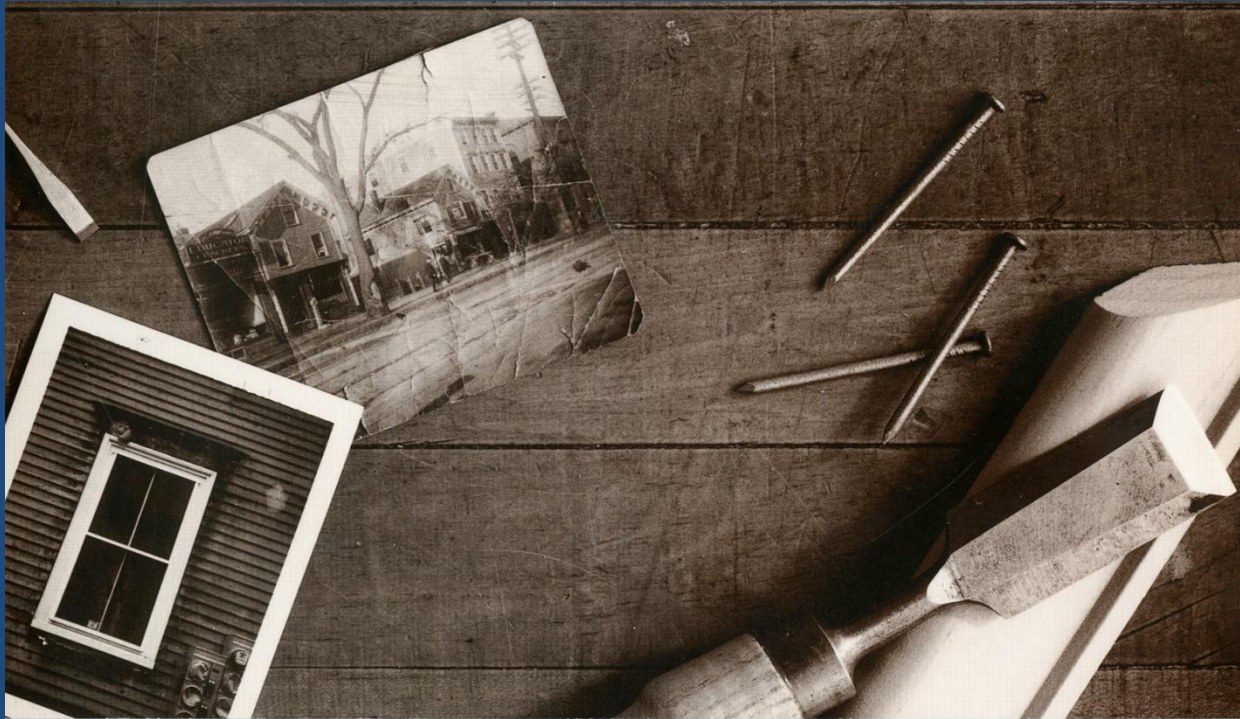
Chris Skelly, Moderator, Massachusetts Historical Commission

Sarah Burks, Cambridge Historical Commission

Claire B. Wright, Town of Hopkinton Historical Commission,
Historic District Commission and Planning Board

Aaron Henry, Lexington Planning Board

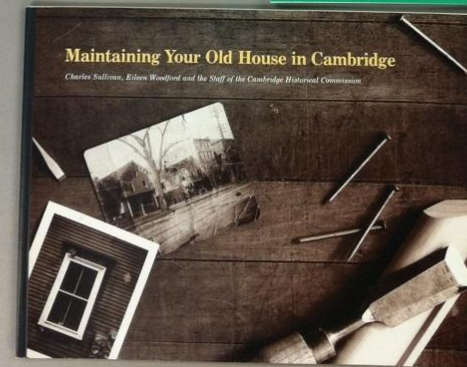
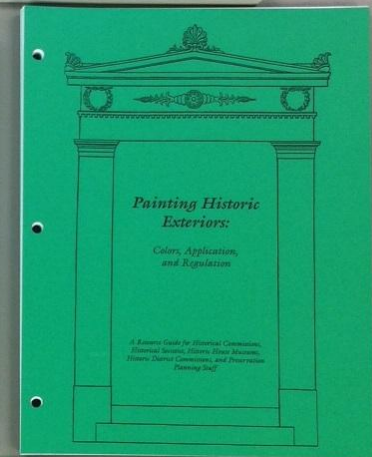
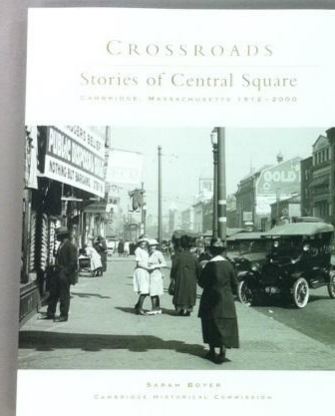
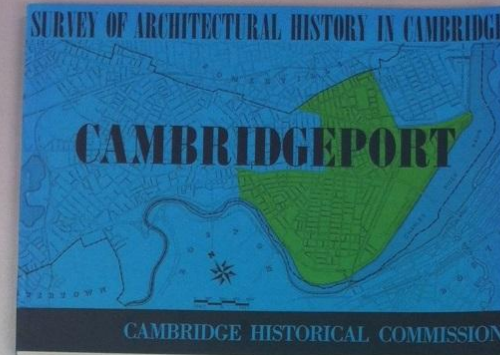
Preservation Tools in Cambridge



- Education
- National Register
- Community Preservation Act
- Demolition Delay
- Landmarks & Easements
- Neighborhood Conservation Districts
- Ch. 40C Historic Districts

Educate: Foster Awareness and Appreciation

- Historic markers
- Publications
- Entering HD signs



Educate: Foster Awareness and Appreciation

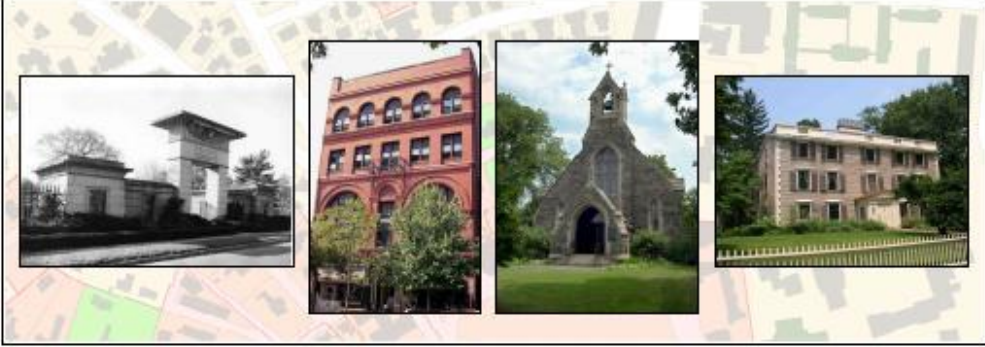
- Recognize good work:
Preservation Awards
- Reach a large audience:
Neighborhood tours
- Use public hearings as a
teaching tool






National Register of Historic Places: Establish a Baseline

- Incorporate NR into local ordinances
- Establish protocol with universities
- Advocate for resources impacted by public projects
- Tax Credit Projects
- Preservation Restrictions

Atlas of Properties Listed on the
National Register of Historic Places
Cambridge, Massachusetts



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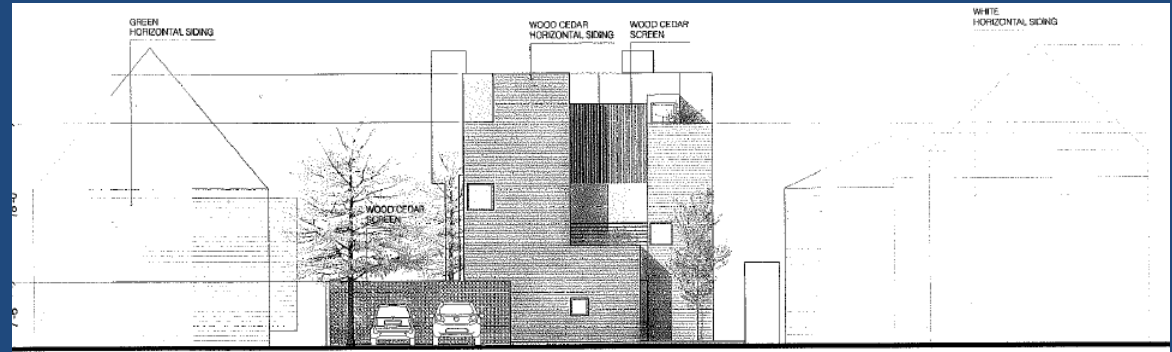
Community Preservation Act: Partner and Preserve

- Preservation Grants
- Affordable and Institutional
- Historic Cemetery Conservation
- Archival Preservation and Digitization



Demolition Delay: Slow it Down!

- Look at replacement proposal
- Six month delay
- Surrounding context
- Redirect to consider preservation alternatives
- Landmark option
- Make reasonable compromises



Landmarks and Preservation Easements: Single Property Tools

- Landmark Designation under local ordinance
- Single property 40C district
- Reinforces demo delay
- Preservation Easement may provide tax benefit
- Suitable for a wide variety of resources
- Interior features (with easement)



Neighborhood Conservation Districts: A Tailored Fit

- Home rule ordinance
- More flexible review criteria than 40C model
- Study process identifies unique characteristics and conservation goals
- City Council designation
- Does not review paint color



City of Cambridge Historic Districts and Neighborhood Conservation Districts

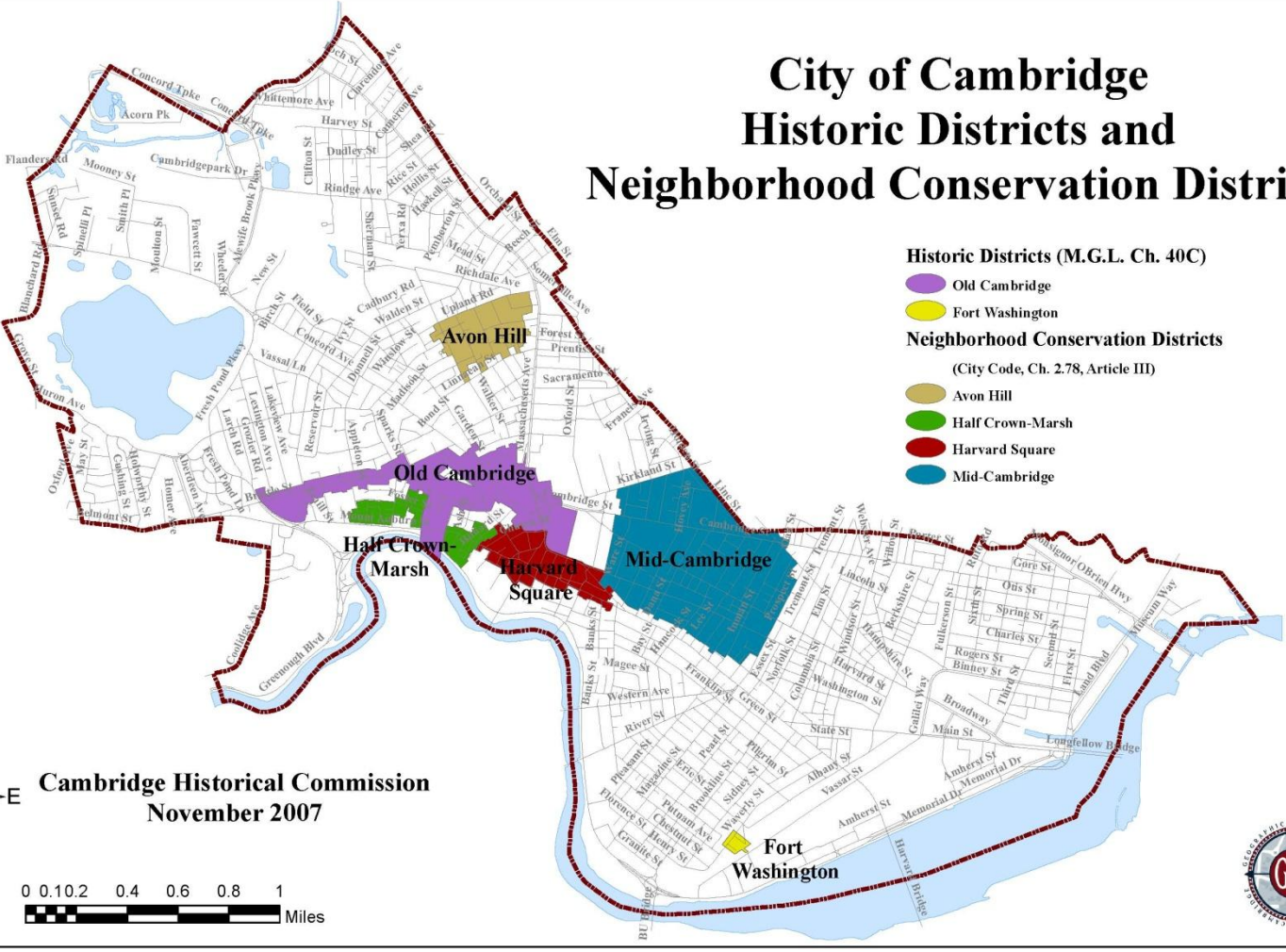
Historic Districts (M.G.L. Ch. 40C)

- Old Cambridge
- Fort Washington

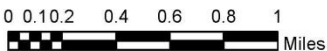
Neighborhood Conservation Districts

(City Code, Ch. 2.78, Article III)

- Avon Hill
- Half Crown-Marsh
- Harvard Square
- Mid-Cambridge



Cambridge Historical Commission
November 2007



Neighborhood Conservation Districts: A Tailored Fit

- Requires critical mass
- Assess after first 5 years
- Commissions of local residents, property owners, and HC member
- Binding vs. advisory review
- Design guidelines and training are important



Neighborhood Conservation Districts: A Tailored Fit

- Harvard Square Conservation District
- Busy mixed-use area of commercial, institutional, and residential buildings
- Administered by citywide historical commission
- Layers of different regulations and boards



Neighborhood Conservation Districts: A Tailored Fit

- Harvard Square Conservation District
- Streamline process for storefronts (with four exceptions)
- Sign regulations flexible
- Notice placards for broader public awareness



Ch. 40C Historic Districts: Tried and True

- Old Cambridge HD
- Fort Washington HD
- Combined HDC and HC
- Paint color consultations
- Fences
- Air conditioners
- Everything but temporary signs are subject to review



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Thank you!