

# Massachusetts State Historic Preservation Plan 2018–2022

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On the cover:

The Ames Shovel Works, in Easton, listed in the National Register of Historic Places, features stone, brick, steel-frame, and wood-frame buildings constructed between 1852 and 1928. Proposed for substantial demolition, the town of Easton rallied to save the site, through the imposition of a demolition delay, the creation of a local historic district, and the allocation of Community Preservation funds to support the financing of an historically appropriate rehabilitation. The restoration of the complex and its adaptive reuse as housing was aided by state and federal historic rehabilitation tax credits. The rehabilitation achieved LEED for Homes Silver and Gold certification, and repurposed eight historic buildings into 113 mixed-income rental housing units. The rehabilitation received a 2015 MHC Preservation Award.

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*The rehabilitated Drury Academy/Colegrove Park Elementary School in North Adams was awarded a Massachusetts Historical Commission Preservation Award in 2016.*



# Introduction

Although historic preservation efforts began in Massachusetts well before the arrival of the 20<sup>th</sup> century, it was the mid-20<sup>th</sup> century that marked a distinct change in how we, as a state, approached historic preservation.

Reacting to individual threats to historic resources was no longer satisfactory. With urban renewal and new highway construction clearing whole city neighborhoods, and suburban development obliterating open spaces, it was clear that statewide preservation planning efforts were needed.

As a result, new state legislation was passed in 1963 that established the Massachusetts Historical Commission and encouraged cities and towns to establish their own, local historical commissions. From that time onward, historic preservation planning in Massachusetts has been a partnership

between the Massachusetts Historical Commission, local governments, nonprofit organizations, state agencies, as well as many other organizations and individuals.

During 2013, the Massachusetts Historical Commission celebrated 50 years of historic preservation planning. We reflected on our earliest efforts, recognized our collective accomplishments with our preservation partners and contemplated what the future held for all of us.

This State Historic Preservation Plan for 2018-2022 continues this approach as we focus on how best to bring the past into the future.



*The rehabilitation of Essex Town Hall received a 2017 MHC Preservation Award.*

# Over Fifty Years of Statewide Historic Preservation Planning

As part of our 50<sup>th</sup> anniversary, the Massachusetts Historical Commission undertook a retrospective look at historic preservation planning in the Commonwealth from the 1960s forward.

The research demonstrated the short and long-term benefits of statewide preservation planning and that the basic relevance of preservation planning in protecting historic resources has not changed.

One of the first statewide preservation planning documents published by the Massachusetts Historical Commission dates from 1967. Entitled the *Massachusetts Historic Preservation Program*, the report includes policies, goals, and recommendations that remain just as relevant today as they were more than 50 years ago.

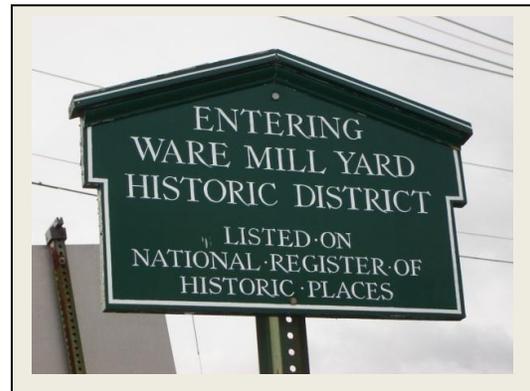
## Preservation Planning

The document recognized the foundational aspect of historic preservation planning: identification, evaluation, and protection. This three-step planning process remains just as relevant today throughout the preservation community.

## Local Historical Commissions

At the time of the 1967 report there were only 22 local historical commissions in the state. The report noted that a “local

historical commission is by far the best device both for obtaining information, and for communication. Every effort is being made to encourage the setting up of such commissions.” Today, nearly every city and town has a local historical commission. Over 50 years later, the local historical



commissions remain essential partners for information and communication.

## Computerization

Early efforts to organize and computerize historic resources data were referenced in the recommendation to “provide a data bank of historic and archaeological sites and structures in Massachusetts for use by state and local planning agencies.” Today, the Massachusetts Cultural Resource Information System (MACRIS) offers online access to data, mapping, and the scanned survey forms.

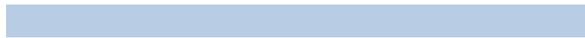
## Quality of Life

As the environmental movement of the late 1960s gained traction, the report states that “we must give the same type of attention to historic preservation that we are now giving to air and water pollution, to the problems of urban sprawl and blight, to the increasing need for open space and recreational resources, and to the other problems we face in creating and maintaining a quality environment.” The preservation of historic resources in all our cities and towns adds

greatly to the quality of life here in Massachusetts.

Public Outreach and Education

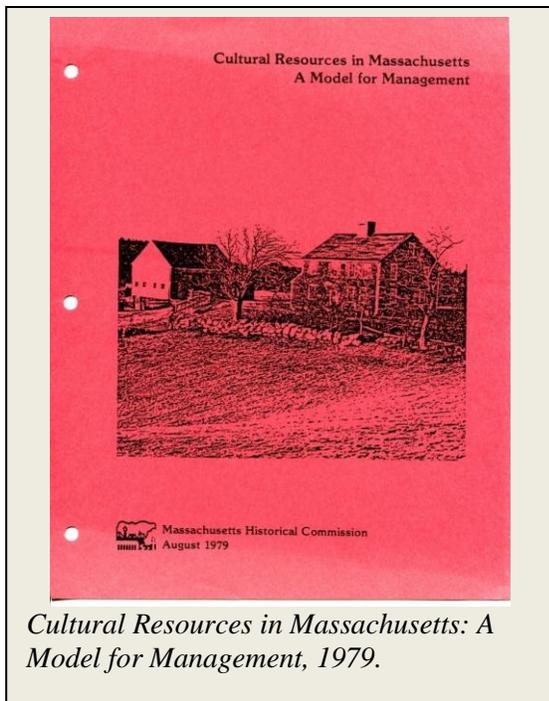
*“Stimulate the interest of our people in their heritage”* demonstrates the early recognition that outreach and education are primary factors in a successful historic preservation program. The Massachusetts Historical Commission, Preservation Massachusetts, local historical commissions, local historical societies, and local nonprofit preservation advocacy organizations remain committed to increasing public awareness and appreciation.



*Sandy Pond School, Ayer, listed in the National Register of Historic Places in 2017.*

# State Historic Preservation Plans

In 1979, the Massachusetts Historical Commission prepared its first state historic preservation plan, known as *Cultural Resources in Massachusetts: A Model for Management*.



*Cultural Resources in Massachusetts: A Model for Management, 1979.*

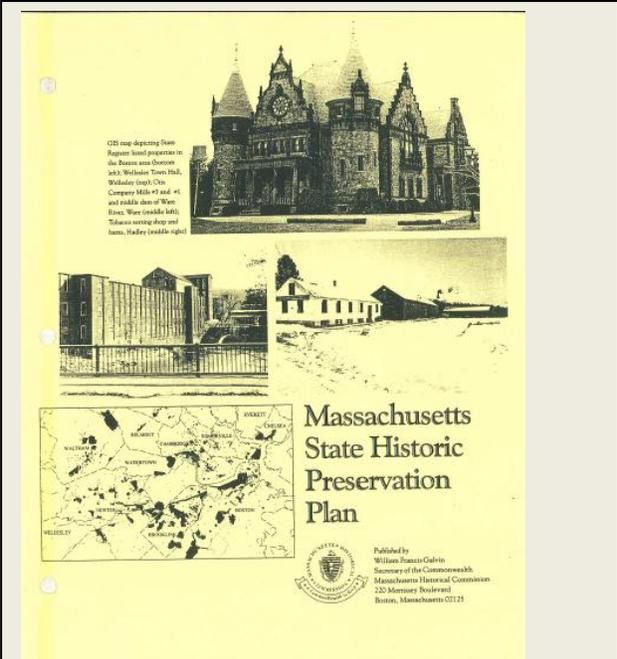
Then, beginning in 1995, the Massachusetts Historical Commission began preparing a state historic preservation plan every five years. As the State Historic Preservation Office, the Massachusetts Historical Commission (MHC) is responsible for taking the lead in preparing the five-year state historic preservation plan. While the plans are meant to be useful for all preservation partners at the local, state, and national levels, the Massachusetts Historical

Commission is typically the primary user of the state historic preservation plan.

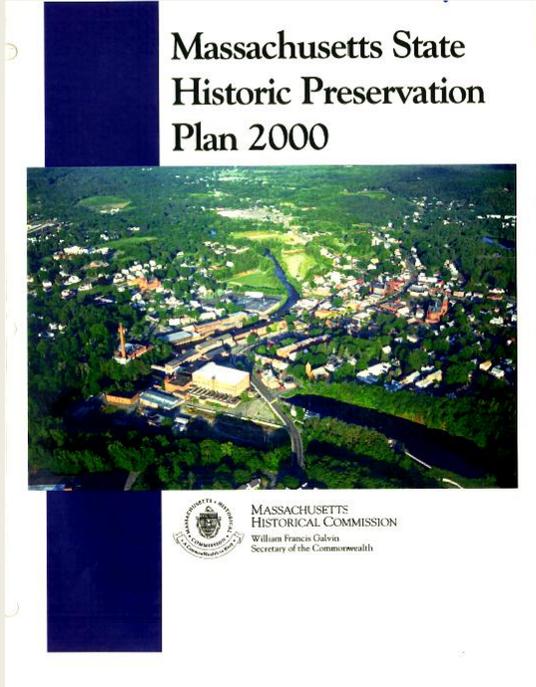
The preservation community in Massachusetts includes well over 500 organizations as well as many more organizations directly involved with historic resources or with the management of historic resources. At over 450, local historic district commissions and historical commissions make up the majority of the preservation organizations statewide.

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. The MHC is responsible for ensuring that its programs and activities further the broad goals, objectives, and priorities outlined in this plan.

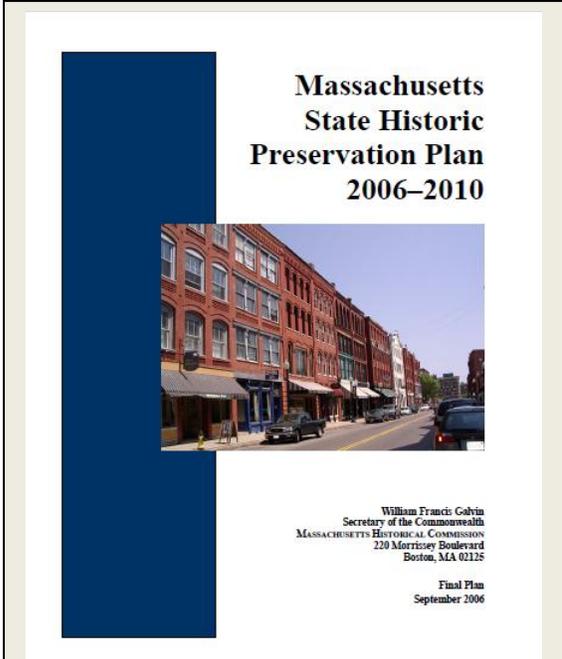
These plans reflect the input, discussion, and hard work of many individuals representing many different agencies and groups. Its goal is to provide all of the preservation partners, including municipal governments, state agencies, regional and statewide organizations, and the Massachusetts Historical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



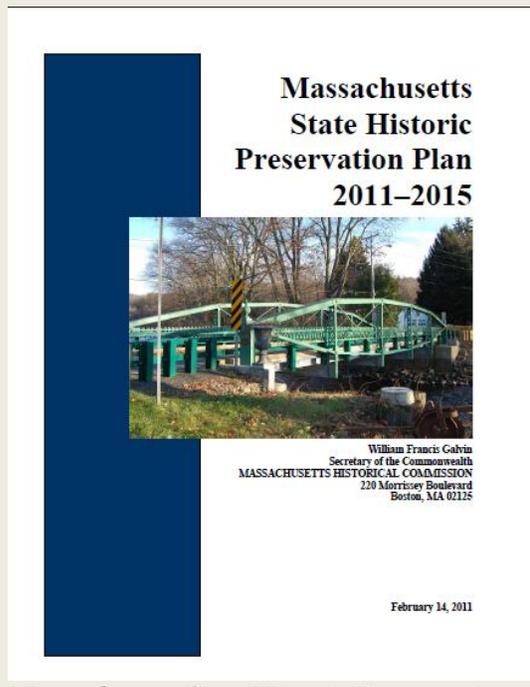
*Massachusetts State Historic Preservation Plan, 1995*



*Massachusetts State Historic Preservation Plan, 2000*



*Massachusetts State Historic Preservation Plan, 2006*



*Massachusetts State Historic Preservation Plan, 2011*

In the 2011-2015 state historic plan, the plan was re-organized into three main sections. These were Major Accomplishments, Current Challenges, and Goals and Objectives. Major Accomplishments reviews what was accomplished during the previous state planning cycle based on the goals of that plan. Current Challenges is meant to consider the challenges that remain. Goals and Objectives provides a plan for what needs to be accomplished over the next five years. This format continues for the next version of the plan.

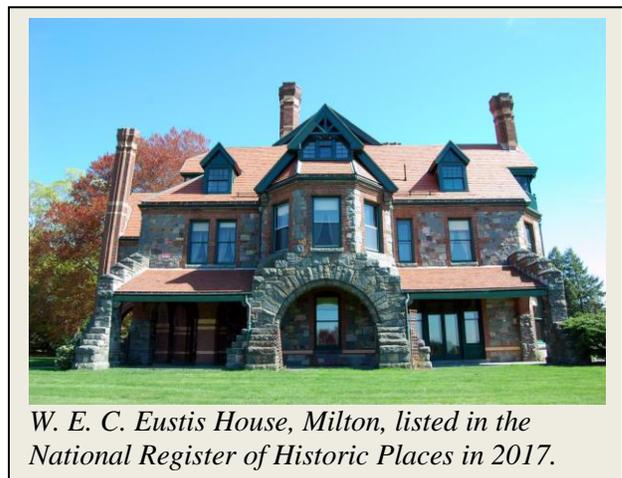
### **The Massachusetts State Historic Preservation Plan 2018–2022**

The development of the 2018-2022 State Historic Preservation Plan began with the preliminary work of reviewing recent state historic preservation plans from around the country, revising our list of advising organizations, and reviewing a variety of useful documents and websites.

To begin our public outreach, a list of questions was developed to include in an online survey. The online survey was sent to all our Advising Organizations and promoted through the MHC e-newsletter and several statewide listserves. A list of our Advising Organizations can be found at the end of this section. The survey questions and summarized responses are included in the Challenges and Opportunities section.

Next, responses to each objective from the previous plan were developed utilizing public outreach, online research, and personal contact. Developing the Challenges and Opportunities section followed analysis of the online survey responses, online research, personal contact, and the ten listening sessions hosted by Preservation Massachusetts. More information on the listening sessions can be found in the Challenges and Opportunities

section. In the fall of 2017, Goals and Objectives were developed to address identified needs. A draft state plan was distributed in October, 2017, providing thirty days of public comment. Electronic distribution of the document included the Advising Organizations, subscribers to the MHC e-newsletter and to the preservation listserv. Hard copies were sent out as requested. During November, 2017, comments were incorporated, with a final draft sent to the National Park Service in mid-November.



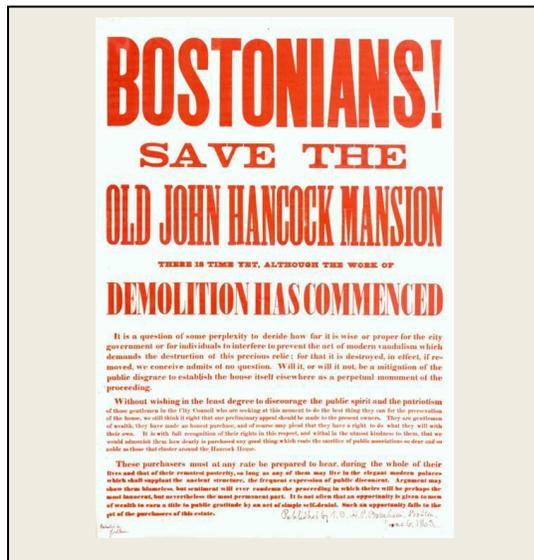
# History of Historic Preservation Planning in Massachusetts

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 Sheldon 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**

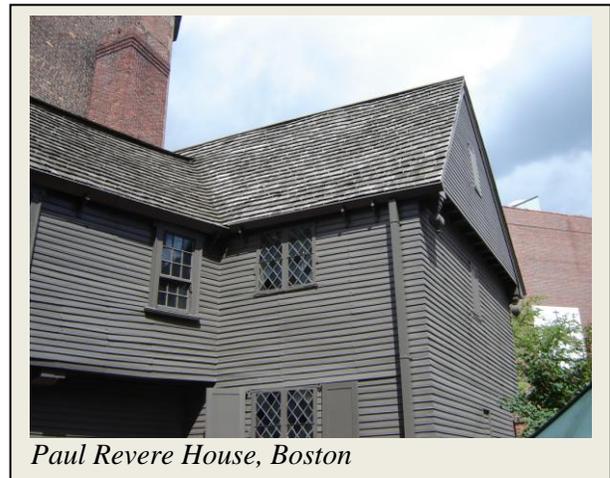
The Old State House in Boston is saved by a citizens group that later becomes the Bostonian Society.

**1891**

The Trustees of Reservations is established.

**1893**

The Metropolitan District Commission is established.



**1898**

The Mount Greylock Reservation Commission 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.



*The Gropius House, 1938, owned by Historic New England.*

**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



*Salem Maritime National Historic Site.*

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.

### 1947

Plimoth Plantation is established.

### 1949

National Trust for Historic Preservation is founded.

### 1952

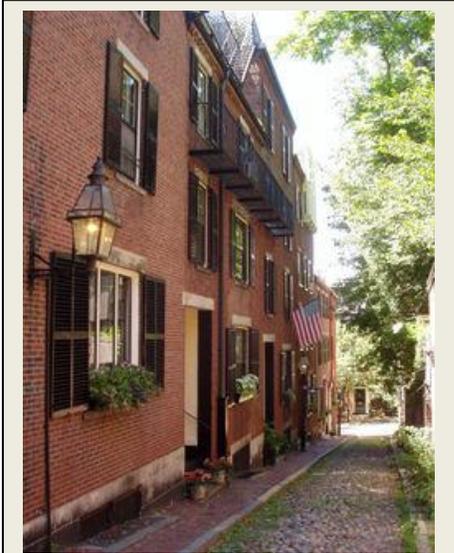
Historic Deerfield is incorporated.

### 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.



*Beacon Hill Local Historic District was established in 1955.*

## 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.



*Old Corner Bookstore*

## 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.

## 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 King's Highway Regional Historic District is established covering portions of six towns on Cape Cod.

## 1974

The Martha's Vineyard Commission is established.

## 1975



*The Old King's Highway Regional Historic District on Cape Cod.*

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, providing 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.

The City of Cambridge establishes the first demolition delay ordinance.

## 1980

The State Archaeologist's regulations for archaeological field investigation are promulgated.

## 1981

The Massachusetts Association of Olmsted Parks is established.

## 1982

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

## 1983

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

The City of Cambridge establishes an ordinance for neighborhood conservation districts.

The Lowell Historic Board is established by a special act of the state legislature.

Olmsted in Massachusetts-The Public Legacy is developed.

## 1984

The 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.



*Draper Mill in Hopedale, part of the Blackstone River Valley National Heritage Corridor.*

## 1987

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

The Wampanoag Tribe of Gay Head (Aquinnah) receives federal recognition.

### 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

The Cape Cod Commission is established.

### 1992

First annual Massachusetts Archaeology Week.

### 1994

The 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

The 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.

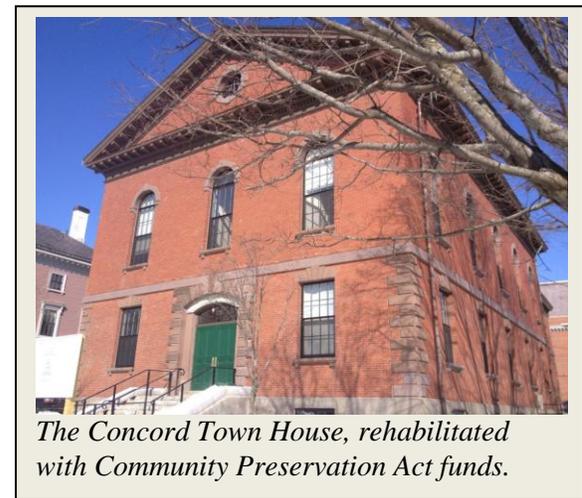
### 2000

The Community Preservation Act is passed.

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

### 2001

The Department of Conservation and Recreation launches the Heritage Landscape Inventory Program.



### 2004

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

Massachusetts Archaeology Month begins.

### 2005

The 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.

**2007**

The Mashpee Wampanoag Tribe receives federal recognition.

**2009**

The Freedoms Way National Heritage Area established.

**2010**

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

The Massachusetts Historical Commission completes the State Historic Preservation Plan for 2011-2015.

**2013**

The Massachusetts Historical Commission celebrates its 50<sup>th</sup> Anniversary.

**2016**

The National Historic Preservation Act celebrates its 50<sup>th</sup> Anniversary

# A Statewide Overview

In seeking input on the development of this plan, the Massachusetts Historical Commission compiled a broad list of state agencies, regional planning agencies, local boards and commissions and nonprofit organizations. This list became the Advising Organizations. The full list can be found at the end of this section. Numbering over 80, it demonstrates the breadth of organizations involved with historic preservation in Massachusetts. For many of these organizations, historic preservation is a core mission of their work. For others, historic preservation is but one of many aspects of their work. This section of the state historic preservation plan briefly describes, by category, the role of the Massachusetts Historical Commission and other organizations involved in historic preservation efforts.

## 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 its creation in 1963 and has grown to include records on an estimated 200,000 properties and sites. The



*Dana Common Historic and Archaeological District was listed in the National Register of Historic Places in 2013.*

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*.

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, electronic communication, DVDs, and 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, listed or



*The Massachusetts Preservation Projects Fund at work on the Goshen Town Hall.*

in certain circumstances, eligible for listing in the State Register of Historic Places. Properties must be in municipal or nonprofit 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 adverse effect on significant historic or archaeological properties.

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 nonprofit advocacy organization for historic preservation. It advocates for significant historic resources through such initiatives as the Endangered Historic Resources List. At the state level, PM advocates for policies, funding, and tax incentives that help to preserve historic and cultural resources. The Massachusetts Preservation Coalition, a network of local, statewide, private and public historic preservation organizations, is coordinated by Preservation Massachusetts.

### **Municipal Governments**

The 351 cities and towns of Massachusetts remain at the forefront of historic preservation. The local historical



*A meeting of the Lawrence Historical Commission.*

commissions and historic district commissions constitute the bulk of historic preservation planning efforts statewide and are responsible for leading efforts that update and expand historic property survey, nominate properties to the National Register of Historic Places, educate the public about historic resources, advocate for significant historic resources and establish and/or administer local bylaws and ordinances that protect historic resources. Local historic district study committees investigate the establishment of local historic districts when no local historic district exists in the municipality. In those towns with the Community Preservation Act, Community Preservation Committees recommend historic preservation projects for funding. Other local boards and commissions such as select board, planning board, zoning boards of appeal, and conservation commissions may have an indirect role in historic preservation. Additionally, many historic properties are owned by city and town governments such as town halls, city halls, libraries, schools, burial grounds, parks, monuments, and so on. The role of the local legislative body, either city council or town meeting, crafts local bylaws and ordinances such as demolition delay, local historic districts, and architectural preservation districts.

### **Tribal Historic Preservation Officers**

The Tribal Historic Preservation Officers are responsible for historic preservation on tribal lands. 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 master planning, economic development, community development, land use, transportation, mapping, housing, and historic preservation as well as other areas. There are thirteen regional planning agencies in Massachusetts with two regional planning agencies having professional preservation planners on staff. These are the Cape Cod Commission and the Pioneer Valley Planning Commission.



*Local Historical Commission training in cooperation with the Cape Cod Commission.*

### **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. 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 have a direct or indirect role in historic preservation. Many state agencies, such as the Department of Conservation and Recreation and the Massachusetts Department of Transportation, are owners of historic properties such as buildings, bridges, monuments, cultural landscapes 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.

# State Historic Preservation Plan

## Advising Organizations

### **Local and Regional Organizations**

Blackstone Heritage Corridor, Inc.  
Boston Main Streets Foundation  
Boston Preservation Alliance  
Boston Society of Architects – Historic Resources Committee  
Bostonian Society  
Cape Cod Modern House Trust  
Dartmouth Heritage  
Preservation Trust  
DOCOMOMO New England Chapter  
Essex National Heritage Area  
Falmouth Preservation Alliance  
Freedom’s Way National Heritage Area  
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 National Heritage Corridor  
Society of Architectural Historians - New England Chapter  
Society for Industrial Archaeology - New England Chapter  
Springfield Preservation Trust  
Upper Housatonic Valley National Heritage Area  
Vernacular Architecture Forum - New England Chapter  
Victorian Society  
Waterfront Historic Action League (WHALE)  
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  
Metro 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  
Southeast Regional Planning and Economic Development District

### **State Agencies**

Architectural Access Board  
Board of Building Regulations and Standards  
Coastal Zone Management  
Department of Agricultural Resources  
Department of Conservation and Recreation  
Department of Energy Resources  
Department of Housing and Community Development  
Department of Transportation – Cultural Resources  
Department of Transportation – Scenic Byways  
Division of Capital Asset Management and Maintenance (DCAMM)  
MassDevelopment  
Mass Downtown Initiative  
Massachusetts Environmental Policy Act (MEPA)  
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**

Coordinated Statewide Emergency Preparedness in Massachusetts (COSTEP MA)  
Community Preservation Coalition  
Massachusetts Historical Society  
Environmental League of Massachusetts  
Fire Chiefs Association of Massachusetts  
Mass Municipal Association  
Massachusetts Archaeological Society, Inc.  
Mass Audubon  
Massachusetts Building Commissioner and Inspectors Association

Massachusetts Association of Community Development Corporations  
Massachusetts Association of Planning Directors  
Massachusetts Economic Development Council  
Massachusetts Federation of Building Officials  
Massachusetts Land Trust Coalition  
Massachusetts Smart Growth Alliance  
National Trust for Historic Preservation  
Preservation Massachusetts  
Trust for Public Land  
Trustees of Reservations  
US Green Building Council-MA Chapter

**Tribal Historic Preservation Offices**

Nipmuc Nation  
Stockbridge-Munsee Band of Mohican Indians  
Wampanoag Tribe of Gay Head (Aquinnah)  
Mashpee Wampanoag Tribe

**National Park Service**

NPS New Bedford Whaling National Historical Park  
NPS Lowell National Historical Park  
NPS Boston National Historical Park  
NPS Minute Man National Historical Park  
NPS Cape Cod National Seashore  
NPS Blackstone River Valley National Historical Park  
NPS Adams Historic Site  
NPS Salem Maritime National Historic Site  
NPS Northeast Regional Office

**Degree Programs**

Boston Architectural College - Design Studies in Historic Preservation Program  
Boston University - Preservation Studies Program  
UMass Amherst - Historic Preservation Program  
North Bennett Street School

Section 2

# Major Accomplishments



*The rehabilitation of the Alvah Kittredge House by Historic Boston, Inc.*



*The rehabilitation of the Howard Building, Pittsfield.*



*The completed Brackett & Company Building Station Lofts adaptive re-use project, Brockton.*



*The Old Ship Meetinghouse, Hingham, following its restoration.*

# Our Preservation Accomplishments

(during the previous state planning cycle of 2011-2017)

Over the last seven years, there have been many preservation accomplishments to note. Large and small, collectively, they demonstrate the energy, dedication and progress of the historic preservation community.

Utilizing the goals and objectives outlined in the previous state historic preservation plan, this section of the 2018-2022 State Historic Preservation Plan provides a summary response to each of these goals and objectives.

Accomplishments for this plan cover the following federal fiscal years:

Fiscal Year 2011

October 1, 2010 to September 30, 2011

Fiscal Year 2011

October 1, 2011 to September 30, 2012

Fiscal Year 2013

October 1, 2012 to September 30, 2013

Fiscal Year 2014

October 1, 2013 to September 30, 2014

Fiscal Year 2015

October 1, 2014 to September 30, 2015

Fiscal Year 2016

October 1, 2015 to September 30, 2016

Fiscal Year 2017

October 1, 2016 to September 30, 2017

## Goal 1: Identifying and Documenting Historic and Archaeological Resources

**Initiate, maintain, update, and expand 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.**

A highly significant accomplishment over the past seven years has been the addition of well over 11,000 inventory forms to the statewide historic properties inventory. Communities across the state undertook both comprehensive and targeted efforts to update their local inventories – some for the first time in 30 or more years – almost all through contracted consultant services. While the level of activity was sustained in part through the availability of MHC Survey and Planning Grant funding to both Certified Local Government and non-CLG communities in all but two grant cycles during this period, many municipalities also drew exclusively on local funding sources, often Community Preservation Act (CPA) funds, to support professionally conducted survey projects. MHC matching funds alone supported 57 substantial survey projects during this period. A notable number of CLG communities sustained multi-phase survey efforts with MHC support. The City of Boston completed the final three phases of a survey update of its Central Business District, undertook a three phase survey of the North End neighborhood, and initiated the first phase of a multi-year survey of the Roxbury neighborhood. The City of Medford, developed and began implementing five phases of a city-wide neighborhood-by-

neighborhood survey. The City of Newton also completed five phases of updating its inventory, beginning with its pre-1830 buildings, and working through the mid- to late 19<sup>th</sup> century. The Town of Marblehead, another CLG, embarked on the first two phases of a town-wide inventory of its previously undocumented 19<sup>th</sup> and 20<sup>th</sup>-century neighborhoods outside of Old Town. Statewide from Chatham on Cape Cod to North Adams in the Berkshires dozens of additional cities and towns invested in substantial, intensive professional surveys, with several communities completing multi-year efforts, following MHC inventory standards and guidelines.

**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.**

While MHC continues to encourage and support the development of communitywide survey plans to guide phased historic property inventory efforts, the adoption of formal survey plans has not been widespread. Where used, survey plans have been effective. The 2010 Medford Survey Plan has to date guided five phases of a



neighborhood-by-neighborhood survey in that city. The 2014 Marblehead survey plan, modelled on Medford's, has led to two completed phases of implementation with a third underway. In Winchester, the phase one recommendations of the 2017 survey plan have been funded and are being implemented. All three referenced survey plans were completed with MHC financial support.

**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.**

Perhaps most notable in recent years has been the level of local funding support for historic property survey efforts. The MHC has been fortunate in being able to support survey efforts in both CLG and non-CLG communities through its Survey & Planning Grant program in all but two grant cycles in the past State Plan period. And as noted already, the availability of local CPA funds has supported many survey projects, as have community development block grant funding, municipal budget allocations, and private sources. Yet securing local funding for historic property surveys, the fundamental building block for local preservation planning, remains a big challenge in many communities. MHC staff continues to provide assistance to communities in scoping and budgeting projects, technical documentation guidelines, and support to contracting with consultants. With some notable exceptions, qualified professionals now undertake most survey work, and MHC staff training efforts have focused on guiding consultants engaged in projects on current best practices in inventory research and documentation.

**Provide technical assistance to cities and towns engaged in initiating, updating, expanding, or maintaining their inventories of historic and archaeological resources.**

**Deliver the introductory survey training module to local historical commissions on a regularly scheduled basis throughout the state.**

**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.**

**Undertake surveys of historic and archaeological resources owned by municipal, state, federal, and nonprofit land-holding organizations, including regional and local conservation land trusts.**

Survey in Massachusetts remains overwhelmingly communitywide and neighborhood in focus, and government and nonprofit-owned properties are routinely given priority for inclusion in such efforts.

Perhaps the most notable survey of state-owned historic properties undertaken during the period was the campus wide survey of historic resources on University of Massachusetts, Amherst campus.

**Continue to support the use and further refinement of dendrochronology dating as a tool in historic architectural research and building analysis.**

Dendrochronology has become an important tool providing better understanding of early construction history in Massachusetts. MHC has occasionally been able to provide

direct support to such analysis, including in recent years dating of a Town Dock wharf cribbing timber uncovered in archaeological investigations near Faneuil Hall in Boston, and dating of framing timbers in the 1683 Peter Tufts House owned by the Medford Historical Society.

**Support and sustain an active community of professional survey contractors to undertake projects and maintain high standards of field documentation and research.**

In recent years MHC's relatively consistent ability to support local historic property survey projects through its matching Survey & Planning Grants program has created work opportunities for qualified and experienced survey contractors, as has the availability of local funding sources. MHC has provided internship opportunities for preservation studies graduate students to help initiate their successful careers. The success of the statewide survey program depends on the experience and expertise of these professional researchers, and the steady availability of work to keep them active in Massachusetts.

**Undertake plans and surveys that address the full range of local resources by type, period, theme, and location.**

The standard scope of work used for MHC-funded communitywide and neighborhood surveys, followed by most locally funded projects, continues to emphasize explicitly identification and documentation that is comprehensive geographically and by time period, and a selection of target properties that included a full representation of resource types and historic themes, including property types, neighborhoods, groups, and more recent historic periods that

may have been previously underrepresented in local inventories.

**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 associated with Native American history, and mid-20<sup>th</sup>-century resources in general.**

While the previous Preservation Plan outlined a number of specific thematic survey needs, two themes in particular are noteworthy in recent survey activity. Thematic documentation of historic farmsteads and agricultural resources was represented in the Town of Hadley Barn Survey and the Amherst Outbuilding Survey, and was a significant component of the Dracut Communitywide Survey. Mid-20<sup>th</sup>-century resources have been another thematic focus, with surveys of notable concentrations of modernist residences in the towns of Lincoln and Lexington, and the documentation of mid-century development of dwellings by influential architect Royal Barry Wills in the town of Lynnfield.

**Goal 2:**

**Evaluating and Registering Historic and Archaeological Resources**

**Evaluate historic property significance through the National Register of Historic Places criteria.**

MHC staff routinely meet to consider properties' eligibility for listing in the National Register of Historic Places. The

evaluation team is a cross section of MHC staff who bring a wide variety of experience and knowledge to the table. During the period since the last State Plan, some 500 individual properties and districts have been evaluated by the team. Evaluations were made at the request of property owners, local historical commissions, town governments, concerned citizens, and other parties; they were made as part of application for state and federal tax credits; and they were made as part of federal reviews.

**List National Register eligible properties in the National Register of Historic Places.**

While the number of nominations completed and properties listed in the NR has



diminished overall since the publication of the last State Plan, there have been increases in some areas, and there were a number of major achievements. More than 150 nominations were completed, documenting the significance of more than 5,424 contributing resources. In order to allow property owners to take advantage of state and federal tax credits, apartment buildings, industrial complexes, and other resources were listed in the National Register during the period. Three communities saw their

first National Register listings ever during the 2011-2016 period, for properties in Bellingham, Chilmark, and Oakham, and all were achieved with local or private funding. One archaeological district, for the state-owned remains of Dana Common whose buildings and structures were removed as part of the creation of the Quabbin Reservoir, was prepared by MHC staff. Large districts in several communities contributed to the high volume of listed properties, including town center districts in Berkley, Oxford, Plainfield, Upton, and Westfield. In all, some 45 districts were listed during the period since the last State Plan. Most were initiated by local historical commissions and were funded largely with local resources.

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 historic rehabilitation tax credits comprised a significant portion of the nominations completed since the last plan—forty-four professionally prepared nominations were listed as part of certified rehabilitation projects, almost one third of all nominations sent to the National Park Service.

**Assist local commissions in understanding the requirements for National Register eligibility opinions.**

MHC National Register staff participated in more than 30 public informational meetings and an equal number of site visits since publication of the last State Plan, where staff shared information about the National Register program, the effects and benefits of listing, and the nomination process. Some meetings were also broadcast on cable

access television; others were reported in the local newspaper or other media.

**Assist local commissions in listing eligible properties in the National Register.**

Staff have completed more than 500 evaluations of potentially eligible properties, many at the request of local historical commissions. Those communities that have been made Certified Local Governments submit eligibility opinions which are then reviewed by MHC staff, who also provide some training on how to complete the opinion form.

**Improve documentation for pre-1986 National Register nominations.**

The scanning of pre-1986 nominations is ongoing and many have been made available online through the MACRIS database. Early nominations are updated only upon request, as additional information is



available, or to establish a broader period of significance and expand the number of contributing properties so that certified rehabilitations may be possible. Since the last State Plan, three existing districts have been amended or expanded (Old Bedford Center HD; Central Square HD, Cambridge; and South End HD BI)

**Encourage National Register nominations that develop contexts for 20<sup>th</sup>-century resources.**

A focus on Modernism led to an update of a nomination for Central Square, Cambridge, to add the significance of buildings of the modern period. Nominations were completed for districts of modern houses in Lexington (Peacock Farm Historic District and Six Moon Hill Historic District, both nominated under the Mid-Century Modern Houses of Lexington MPS) and individual houses in Wellfleet (under the Mid-20<sup>th</sup>-Century Modern Residential Architecture on Outer Cape Cod MPS, prepared by the NPS working with the MHC). 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. In addition, MHC's direct National Register funds led to a nomination for an International Style complex in western Massachusetts, the Frelinghuysen Morris House and Studio, built in the 1930s as a private residence and studio and now an art museum.



*The NPS Underrepresented Communities grant program funded a context for Chinese Americans and Chinese immigrants in the City of Boston.*

**Encourage National Register nominations that develop contexts for resources associated with underrepresented peoples, including Native Americans, African Americans, Asian Americans, members of the LGBT community, and other groups.**

During the period since publication of the last plan, interest in listing previously under-recognized property types continued to grow. MHC successfully applied for funding through the NPS' Underrepresented Communities grant program to develop a context for properties associated with Chinese immigrants and Chinese-Americans in the City of Boston. The first nomination under the context, for the Quincy Grammar School, was listed in the National Register in 2017. Properties associated with African Americans in Massachusetts were added to the National Register during the period, including several churches associated with the African American communities in Springfield and Boston, and cemeteries in New Bedford. Properties associated with women were also underway since the last State Plan, including the home of Lydia Pinkham, the maker of patent medicines for women. A nomination is presently under review by MHC staff for the site of the home of suffragette and social reformer Lucy Stone.

**Improve the capacity of the Massachusetts Historical Commission to edit and forward National Register nominations to the National Park Service promptly.**

While MHC National Register staff have worked to improve timeliness and to edit more efficiently, this has continued to be a challenge. The number of nominations related to state and federal tax credits has increased substantially since the last plan.

**Inform the public about the benefits of the National Register program.**

MHC National Register staff have developed new informational materials since the publication of the last plan, specifically a broadsheet entitled “The Effects and Benefits of Listing.” In addition to this broadsheet, another entitled “There’s a Difference,” and a third on the Rights of Private Property Owners have been translated into Spanish and into both Traditional and Simplified Chinese.

**Where possible, provide professional assistance in preparing National Register nominations.**

The MHC National Register staff carefully review all nominations and provide extensive guidance and feedback to preservation consultants as well as nonprofessionals. Since the publication of the last State Plan, twenty nominations for properties owned by municipalities or private nonprofits were prepared by consultants directly funded by the MHC; nominations for these properties might otherwise have been difficult to impossible to achieve. The listings aid in possible applications to the Massachusetts Preservation Projects Fund. In addition, MHC National Register staff themselves prepared five nominations that otherwise would not have been completed (including Old Chapel/UMASS, and Dana Common HD) The MHC’s Survey & Planning grant program funded six communities’ National Register nominations during the period, including the update of an early archaeological nomination in Brookfield.

**Goal 3:  
Protecting Historic &  
Archaeological Resources  
through State & Federal  
Regulations**

**Review projects with state and/or federal involvement for their impact on historic and archaeological resources.**

Between 2011 and 2016, MHC reviewed over 16,000 federal projects and 51,000 state projects. Only two percent of these projects resulted in adverse effects to historic properties. The effectiveness of MHC reviews is the avoidance of impacts to historic and archaeological resources.

**Investigate additional methods for increasing public information regarding procedures for state and federal reviews.**

Review and compliance FAQ on MHC’s website is the first step for explaining the review process. MHC staff have given presentations at various conferences and workshops.

**Develop and revise programmatic agreements with federal and state agencies that will reduce staff commitments while still providing adequate review to protect historic resources.**

Between 2011 and 2016, the MHC signed twelve programmatic agreements with federal agencies including Federal Emergency Management Agency, US Air Force, Federal Railroad Administration, and Natural Resources Conservation Service.

**Increase the capacity of the Massachusetts Historical Commission to review, comment, and approve preservation restrictions.**

MHC staffing of preservation restriction reviews and approval has remained constant since the last State Plan, with the Director of the Preservation Planning Division having responsibility for managing all aspects of MHC's approval process under M.G.L. Chapter 184, sections 31-33. The number of preservation restrictions submitted for review and approval remains high.

**Encourage the use of incentive programs such as the donation of preservation restrictions or conservation easements for significant properties.**

Following widely publicized and ongoing IRS challenges in tax court to the validity of property owners' charitable deduction claims for historic preservation easement donations, interest in this incentive has been muted, as the cases have worked their way through the courts.

**Monitor properties on which MHC holds a preservation restriction.**

The MHC has actively monitored twelve federal grant-assisted preservation restrictions or approximately 2/year over the past six years (from 2011-2017).

The MHC now holds approximately 700 preservation restrictions on grant-assisted properties, the majority of which are associated with MPPF grant-assisted projects. 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 the MHC. To date, the MHC

has begun the process of notifying and communicating with all owners of historic properties with preservation restrictions held by the MHC. An owner information questionnaire is being sent out to all owners and follow-up notifications will be made until responses are received. This process will continue until all grant-assisted property owners have responded with updated ownership information.

**Develop a manual and guidelines for submitting preservation restrictions to the MHC.**

The MHC continues to provide guidance to parties seeking approval for preservation restrictions under MGL Chapter 184, sections 31-33. MHC has developed a FAQ, and provides a selection of sample preservation restriction agreements covering different property types.

**Develop creative and sensitive accessibility solutions for historic properties.**

The MHC has supported accessibility projects with creative designs for access to historic properties that have no adverse effect on historic architectural features and offer viable access. Examples include the Museum of Fine Arts and Chestnut Hill Reservoir Waterworks Museum in Boston, and university buildings at Harvard and Radcliffe in Cambridge.

**Provide technical assistance regarding the state building code as it relates to historic properties.**

The MHC continues to respond to public inquiries regarding historic properties and compliance with Massachusetts State Building Code requirements. The MHC also responds to requests for House Museum

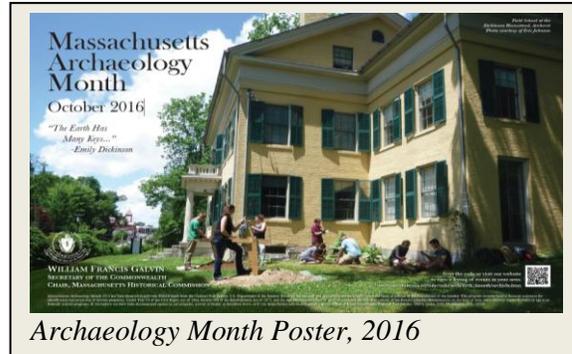
status, having added approximately one additional building to the house museum list annually.

The release of the Eighth Edition of the Massachusetts State Building Code in 2011 has meant the adoption of the 2009 International Building Code (IBC) and 2009 International Existing Building Code (IEBC). Under the IEBC Chapter 11 (Historic Buildings), the owners of historic buildings are permitted to make repairs to any portion of the building or structure with original or like materials and original methods of construction. Replacement of existing missing features with original materials is also permitted. Replacement of individual components of a building system can be replaced in kind without requiring the system to comply with the code for new construction. Egress components are permitted as long as local code officials deem them to be safe. All moved or relocated buildings in Massachusetts require new foundations and the connection to the existing building to meet new construction requirements. House Museum status will be granted by the MHC for all those properties whose primary function will be as an exhibit of the building itself. Ancillary function within non-public areas can represent up to 40% of the total floor area. All house museums will be given additional consideration from meeting current building code requirements. Historic property owners must apply to the MHC before being considered for historic museum status.

**Goal 4:**  
**Protecting Archaeological Sites**

**Provide public information regarding the importance of saving archaeological sites.**

The MHC has greatly expanded the archaeology section of its website as part of educating the public about the significance of archaeological sites and their preservation. MHC's archaeology brochure for landowners has been reprinted and distributed to many landowners including conservation commissions and land trusts which manage open space.



*Archaeology Month Poster, 2016*

**Adopt archaeological review bylaws for the protection of significant archaeological sites.**

No new municipal archaeological review bylaws were adopted. MHC will continue to offer technical assistance in archaeology and historic preservation to municipalities that request it.

**Identify significant sites and initiate outreach to property owners as a first step towards developing long-term preservation plans for site protection.**

MHC staff continues to consult with property owners to facilitate short-term archaeological site avoidance and protection through the development and implementation of archaeological site avoidance and protection plans during construction activities. Short-term planning assists in long term site avoidance and protection through the finalization of Preservation Restrictions and the continued

re-implementation of the site avoidance and protection plans throughout subsequent project activities. For example, this dual strategy has assisted to preserve multiple archaeological sites within electrical transmission line rights-of-way in cooperation with regional utility companies statewide.

**Encourage land conservation tools that can also preserve significant archaeological sites.**

MHC staff archaeologists continue to assist state, municipal, and regional conservation groups and agencies to identify archaeological sites and offer property-specific guidance in archaeological site avoidance, protection, and short and long term preservation. The development and implementation of avoidance and protection plans, individual site Preservation Restrictions, and detailed review of property Conservation Restrictions to ensure archaeological site preservation are several ways MHC staff encourage land owners in the preservation of archaeological sites.

**Computerize the MHC archaeological data files through databases and GIS mapping.**

The MHC continues data entry and GIS digitizing for newly submitted inventory and survey information for both historic and ancient archaeological sites.

**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.**

MHC staff directly assisted several academic researchers who reviewed and reconsidered African-American archaeological site collections, including Anthony Martin at the University of Massachusetts-Amherst who undertook a statewide survey of archaeological collections; Whitney Battle-Baptiste and Robert Paynter at the University of Massachusetts-Amherst who continue to study the W.E.B. Du Bois Boyhood Home (NHL); and Karen Hutchins-Keim at Boston University for Parting Ways (NR). MHC is directing a survey for a National Register nomination of the Dogtown Common area in Gloucester and Rockport, an area occupied historically by people of multiple heritages. A National Register nomination is in progress for the Lucy Stone Homesite, an archaeological site in West Brookfield, significant in the Women's Rights and Anti-Slavery movements. Mary Beaudry at Boston University and her graduate students have studied curated archaeological collections identified with Boston prostitutes. The Boston City Archaeology Program has undertaken archaeological investigations at the Ella Little Collins – Malcolm X House in Roxbury, and the Dorchester Industrial School for Girls. The Fiske Center for Archaeological Research at UMass-Boston is continuing a long-term archaeological research project at the Nantucket Florence Higginbotham House (NHL), a property occupied by people of African and Wampanoag ancestries. MHC will continue to offer encouragement, assistance, and direction as opportunities and research initiatives arise to study under-documented and under-represented groups.

**Coordinate with the MHC on known and potential archaeological sites.**

MHC staff continue to consult with land owners, local historical commissions, and preservation groups on recorded

archaeological sites both during formal project reviews and as ongoing technical assistance. MHC staff encourage the conduct of archaeological survey to identify new sites within archaeologically sensitive portions of properties. At the municipal level, town-wide archaeological sensitivity surveys are regularly recommended to assist municipalities to incorporate archaeological sites in local planning.

**Prepare comprehensive, community-wide archaeological surveys with qualified consultants and in partnership with the MHC.**

One community-wide archaeological reconnaissance survey was completed in 2011 for the city of Newton, a certified local government, using a survey and planning grant from the Massachusetts Historical Commission. Three other communities completed town wide archaeological reconnaissance surveys using community preservation act funding with MHC's review and input. These were Westford, Groton, and Mashpee.

**Collaborate on identifying and protecting significant Native American sites.**

Through several intersecting MHC program areas, MHC has identified and protected innumerable ancient and historical period Native American sites, in environmental and review and compliance, achieving avoidance and preservation, including Preservation Restriction Easements; the State Unmarked Burial Law to protect Native burials; Survey & Planning grants for townwide surveys; incorporation of Native site potential into National Register nominations; recording in the statewide archaeological inventory newly identified sites, from new casual finds, previously unrecognized discoveries

notes in historical sources, and from environmental review surveys.

**Develop archaeological National Register nominations where archaeological potential is high.**

**Goal 5:  
Protecting Historic Resources through Financial Support**

**Administer, support, and publicize the preservation of significant historic properties under nonprofit and municipal ownership through the Massachusetts Preservation Projects Fund (MPPF).**

The MHC makes available the Massachusetts Preservation Projects Fund (MPPF) for all those municipally or nonprofit owned historic properties in Massachusetts. The competitive program provides grant funding based upon a 50/50 matching grant basis. The MPPF program during the years 2011-2016 accomplished the following:

Total MPPF Funds Awarded - \$6.6 million or \$1.1 million annually.

Total Number of MPPF Grants awarded – 114 or an average of 19 projects annually.  
Total Number of Emergency MPPF Grants awarded – 48 or an average of 8 projects annually.

Total Requested MPPF Funds \$17,906,000 – or an average of \$2,984,000 annually.



*A "Preservation Works!" sign signifying a project funded through the Massachusetts Preservation Projects Fund.*

**Administer, support, and publicize the Survey and Planning Grant Program for Certified Local Governments and, when funding is available, for Non-Certified Local Governments.**

Through eight funded rounds of its annual Survey and Planning Grant Program during the past planning period, MHC has awarded \$1,479,000 to both Certified Local Government and non-CLG grant awardees, leveraging matches to support a total project activity level of \$2,965,100, a substantial financial and administrative accomplishment representing 107 preservation planning projects statewide that supported historic properties surveys, National Register nominations, communitywide preservation plans, design guidelines, conditions assessments and feasibility studies, archaeological reconnaissance surveys, local staffing, and other projects.

**Utilize federal transportation enhancements to fund eligible historic preservation projects.**

The MHC actively participated in the federal transportation enhancement program until the Massachusetts Department of Transportation eliminated historic

preservation and archaeology as eligible activities in 2011. Despite advocacy by MHC and partners, MA DOT has decided only to fund multi-modal projects.

**Administer, support, and publicize the federal and state historic rehabilitation tax credit programs.**

Considerable new information has been posted to MHC's website. A workshop was held by MHC and NPS in April 2016 to provide advanced training and to publicize the federal and state tax programs.

**Seek the expansion of the state historic tax credit program through significantly increasing or removing the annual cap.**



*98% of the 5.3 million square feet of mill space located within the Downtown Lowell Historic District has been rehabilitated.*

Legislative attempts have been submitted to increase the annual cap but without success. Most notably, an amendment was passed by the House of Representatives and Senate to increase the cap to \$60 million, but it was vetoed by the governor.

**Assist cities and towns in adopting the Community Preservation Act.**

Through staff technical assistance, an extensive website of sample materials, conferences, and regional workshops, the

Community Preservation Coalition provides the resources for local communities to adopt and implement the Community Preservation Act. The Community Preservation Coalition has very successfully assisted more than 172 cities and towns in passage of the Community Preservation Act. This is 49% of the cities and towns in the Commonwealth. Since its inception in 2000, the Community Preservation Act has raised over \$1.75 billion for community preservation funding statewide. This includes affordable housing, open space preservation and historic preservation. According to the Community Preservation Coalition, over 4,400 appropriations have been made for historic preservation projects. Over 26,297 acres of open space have been preserved. This includes significant cultural landscapes. In November, 2016 alone, eleven new communities adopted the Community Preservation Act. This was the highest amount of CPA adoptions in a single election.

**Revise the Community Preservation Act to provide increased financial incentives to urban areas.**

In 2012, several changes to the Community Preservation Act were passed by the legislature. These revisions provided increased incentives for urban areas to adopt the act. The previous version of the Community Preservation Act did not allow funding existing recreational facilities. With the revisions, CPA funds can be used to rehabilitate older, existing recreational facilities, more common in urban areas. The local CPA match can now come from additional municipal revenues such as hotel or motel excise taxes. Additionally, surcharge exemptions on the first \$100,000 of residential, commercial and industrial property were beneficial to low to moderate income homeowners as well as small

business owners. Following these revisions to the CPA, the large and mid-sized cities of Boston, Cambridge, Chelsea, Fall River, Holyoke, New Bedford, Peabody, Pittsfield, Quincy, Salem, Somerville, Springfield and Westfield successfully passed the CPA.

**Goal 6:**

**Protecting Historic Resources through Assisting Local Governments**

**Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.**

Staff within the Preservation Planning Division at the MHC assist cities and towns through the three basic steps of community-wide historic preservation planning: Identification, Evaluation, and Protection. The Introduction to Historic Preservation Planning workshop was delivered by MHC statewide through regional workshops. The Department of Conservation and Recreation continued its informative Terra Firma publications, with a new booklet on historic cemeteries.

**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.**

The MHC provided technical assistance to cities and towns, largely through phone and email communication. However, new materials were also provided. The *Establishing Local Historic Districts Guidebook* and the *Guidebook for Historic*

*District Commissions* were substantially revised. A *Guidebook on Demolition Delay Bylaws and Ordinances* was developed and distributed widely as a draft document. For inquiries regarding threatened properties, MHC staff developed a user-friendly document for local commissions entitled “Ten Questions to Ask When a Building is Threatened.”

**Provide regional workshops to local commissions on preservation planning, local historic districts, demolition delay, and other topics as needed.**

Through the MHC “On the Road” program, the MHC offered regional workshops to local historical commissions, historic district commissions, local historic district study committees, local elected officials and other attendees. Workshops were given statewide through regional workshops. The most commonly requested workshops were Introduction to Historic Preservation Planning, Introduction to Demolition Delay Bylaws and Ordinances, and Establishing Local Historic Districts. Several new MHC workshops were developed and offered statewide. These included Administering



*Local Historical Commission training in Lenox, in partnership with Preservation Massachusetts and the three regional planning agencies of western Massachusetts.*

Demolition Delay Bylaws and Ordinances, Historic Preservation: With or Without a Local Historic District, and an Introduction to the Secretary of the Interior Standards and Local Historic District Design Guidelines. Developing partnerships for training local commissions was particularly successful in cooperation with regional planning agencies. Training programs with the Berkshire Regional Planning Commission, Franklin Regional Council of Governments, Pioneer Valley Planning Commission, Central Massachusetts Regional Planning Commission, Metropolitan Area Planning Council and Cape Cod Commission and Martha’s Vineyard Commission were widely publicized locally and drew large crowds. An initiative from the Pioneer Valley Planning Commission resulted in the Western Massachusetts Historical Commission Coalition. The three regional planning agencies of western Massachusetts, PM and the MHC formed this coalition to provide regional training to local commissions. Typically, three workshops are held annually, rotating between Springfield, Greenfield, and Pittsfield.

Workshop sessions included burial ground preservation, disaster preparedness, public outreach, demolition delay, local historic districts, and tax credits as well as many others. Historic New England, in cooperation with the MHC, offered a series of workshops for local commissions. The session entitled, Design Review for Local Historic District Commissions, was particularly useful, as it included a mock public hearing.

**Facilitate peer information exchange among local commissions.**

Administered by the MHC, 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.

**Administer, support, and publicize the Certified Local Government Program.**

The benefits of becoming a Certified Local Government were regularly publicized in the MHC e-newsletter. This resulted in many communities requesting additional information on becoming a CLG. While many inquiries were from municipalities that are not currently eligible to become a CLG, the outreach was useful as an opportunity to explain the minimum requirements, notably establishing a local historic district. Of those inquiries that did meet the minimum requirements, six municipalities submitted the application materials. As a result, Easton, Framingham, Holyoke, Gloucester, Marblehead, and Medford were all approved as Certified Local Governments.

**Amend the State Historic Districts Act (M.G.L. Ch. 40C) to make its structure more usable and to clarify key technical and procedural areas.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

**Educate local historical commissions, historic district commissions, and community preservation committees**

**about the effectiveness of preservation restrictions.**

MHC staff continued to provide information on preservation restrictions in the form of technical assistance to local historical commissions, community preservation committees, and town officials and through regional workshops and presentations.

**Establish a statewide association of local historical and historic district commissions.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.



*Bancroft Park in Hopedale was proposed as a local historic district in 2017.*

**Goal 7:  
Protecting Historic  
Resources through Local  
Government Actions**

**Protect significant properties through the passage of local historic districts, demolition delay, architectural**

**preservation districts, and other preservation local bylaws and ordinances.**

The use of historic preservation bylaws and ordinances at the local level continued to increase during the past five years. The most common historic preservation bylaws and ordinances are demolition delay and local historic districts. City and town governments established new local historic



*The town of Reading established a local historic district during a demolition delay period, preventing the demolition of a building permanently.*

districts and expanded existing districts. There are now over 250 local historic districts in Massachusetts, not including all the single building local historic districts. Brookline and Ipswich established Architectural Preservation Districts. While most delay periods remain at six months, there are now 42 with a 12-month delay and ten with an 18-month delay. In 2005, there were 108 cities and towns with demolition delay. By 2010, that had increased to 127 and by 2017, the number of cities and towns had grown to 150.

**Administer the demolition delay bylaw to best protect significant historic resources.**

With 150 cities and towns now with a demolition delay bylaw or ordinance, local historical commission responsibilities have

greatly increased as they administer the bylaw and seek ways to effectively utilize the delay period. Administering the bylaw requires coordination with the applicant, building department, and town clerk, as well as holding a public hearing, making determinations on whether the building is preferably preserved, and being a partner in seeking alternatives to demolition. While there are no statewide statistics on the number of properties saved from demolition due to demolition delay bylaws and ordinances, there were many successes during this planning period.

**Administer regulatory design review within local historic districts to best protect significant historic resources and areas.**

Local historic districts remain the most effective method of protecting buildings and structures from demolition and inappropriate alteration. Design review, administered largely by hundreds of volunteer local historic district commission members across the state, is a substantial preservation accomplishment.

**Attend training workshops offered by the Massachusetts Historical Commission, Preservation Massachusetts, and other organizations.**

Local historical commissions and historic district commission members from all areas of the state attended training offered by the MHC.

**Revise zoning bylaws and ordinances that will encourage concentrating development, discourage sprawl, and revitalize commercial centers.**

In order to encourage cities and towns to revise local zoning that would provide

additional housing units, a mix of housing types, higher densities, and mixed uses, the Commonwealth developed the 40R program. The 40R zoning overlay districts require that 20% of the area includes affordable homes and a mix of residential, commercial and retail. In exchange for revising their zoning, cities and towns receive additional state funding based on the number of units created. As of 2016, 38 cities and towns have established a special 40R zoning overlay district.

**Integrate historic preservation concerns into the planning and development process.**

Randolph and Salem both completed historic preservation plans during this planning cycle. The plans addressed municipal policies, zoning, subdivision, capital improvements, and coordination with other local boards. While most local historical commissions and historic district commissions have not had direct staff assistance from municipal planning staff, municipal planning departments are increasingly providing staff assistance by preparing agendas, public notices, and meeting minutes. This offers greatly improved communication between historical commissions and historic district commissions and amongst other boards such as the planning board, zoning board of appeal, conservation commission and, board of health.

**Undertake public information programs such as walking tours, neighborhood brochures, preservation awards, websites, or DVDs to heighten public awareness of historic resources.**

Dozens of local historical commissions continued their efforts at public outreach and education through various activities. A

notable change from the last state plan is that almost all of the local historical commissions now have their own webpage included on the municipal website. Some commissions, such as the Ipswich Historical Commission, have included extensive information on their webpages. Public information programs by local nonprofit organizations are also extensive. Examples include the City of Homes calendar by the Springfield Preservation Trust, the Preservation Expo by the Falmouth Preservation Alliance, and the Endangered Resource program of Historic Salem, Inc. Several communities erected new entering historic district signage, and others established historic plaque programs.

**Adopt the Community Preservation Act in order to fund historic preservation projects.**

From 2011 to 2106, 37 more cities and towns passed the Community Preservation Act. As of 2016, 172 of the 351 cities and towns in Massachusetts had passed the CPA since its establishment in 2000.

**Fund historic preservation projects through the Community Preservation Act.**

According to the online database of the Community Preservation Coalition, 2,287 historic preservation projects were funded through the CPA from 2011 to 2016. These projects included restoration of municipal buildings, historic property surveys, acquisition of significant historic buildings, landscapes, National Register nominations, interpretive signage, moving a lighthouse, accessibility improvements, burial ground restoration, and historic structures reports.

**Apply for status as a Certified Local Government through the Massachusetts Historical Commission when the minimum requirements to become a CLG are met.**

Easton, Framingham, Holyoke, Gloucester, Marblehead, and Medford all submitted applications to become a Certified Local Government. MHC reviewed the applications and determined that they all met the minimum requirements. All six were approved by the National Park Service.

**Apply for funding through the Survey and Planning Grant program for survey, National Register nominations, planning projects, and public education projects.**



**Goal 8:**

**Protecting the Rural Historic Landscape**

**Acquire landscapes that have significant historic resources or associations.**

A review of the CPC database of projects found that over 20 cities and towns have used CPA funds for the protection of farmland through direct acquisition,

agricultural preservation restrictions, or conservation restrictions.

**Acquire agricultural preservation restrictions on significant historic farmland.**

The Agricultural Preservation Restriction program has successfully protected nearly 900 farms and 70,000 acres.

**Partner with the land trust community to preserve open space, rural landscapes, and historic structures.**

While a comprehensive statewide partnership between the land trust and historic preservation communities was not developed, the statewide Community Preservation Coalition remains a very successful partnership linking historic preservation, open space, and affordable housing interests. The CPC steering committee consists of The Trust for Public Land, The Conservation Campaign, Citizens' Housing and Planning Association, Massachusetts Affordable Housing Alliance, Mass Audubon, The National Trust for Historic Preservation, Preservation Massachusetts, and The Trustees of Reservations, as well as individual CPA communities. Through CPA funding, many historic, agricultural landscapes have been protected, including in the towns of Bridgewater, Mendon, Seekonk, and Hopkinton.

**Advocate for the preservation of rural historic landscapes.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

## **Restart the Heritage Landscape Inventory Program.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

### **Goal 9:**

## **Protecting Historic and Archaeological Resources from Detrimental Natural Processes**

**Educate organizations regarding the need for disaster planning.**

**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.**

MHC and other partner organizations actively participate in COSTEP Massachusetts – Coordinated Statewide Emergency Preparedness – in educating both the cultural resources community and the emergency response community on best practices in preparing for and responding to disasters effecting cultural resources, including historic properties and sites and museum and artifact collections, and archives. COSTEP has forged important links between the Massachusetts cultural resources community, the Federal Emergency Management Agency, and the Massachusetts Emergency Management Agency. It has also fostered wider adoption of disaster plans for historic and cultural properties, and has promoted integration of

the needs of historic properties and sites into municipal disaster preparedness and response planning.

**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.**

**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.**

**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.**

**Encourage local historical commissions to take a lead role in strengthening relationships between historic property and site stewards, municipal authorities and emergency managers.**

**Goal 10:**

**Revitalizing and Protecting  
Historic Urban and  
Industrial Areas**

**Provide federal and state historic tax credits that rehabilitate urban and industrial areas.**

Federal and state historic tax credits have been effective programs to rehabilitate and reuse historic buildings, especially mill buildings.

**Coordinate revitalization policies, tax credits, grants, and community development plans so that projects can have the largest impact throughout the community.**

Many new urban renewal plans such as those in Lawrence, Brockton, and Holyoke have identified historic resources for future revitalization.

**Provide economic development strategies that discourage greenfield development and encourage the rehabilitation of historic industrial properties.**

Brownfields cleanup of historic industrial properties continues to be a challenge where public health and environmental restoration are priorities, resulting in the removal and careful disposal of contaminated buildings and sites. Unfortunately, new industrial office parks are proposed principally on green lands.

**Increase the use of CDBG fund for historic preservation purposes.**

CDBG funding continues to be an effective and productive source for the repair and

rehabilitation of historic owner-occupied residential properties.

**Provide resources that help to clean up brownfield sites.**

MHC provides information regarding the availability of funding from EPA and DEP to clean up brownfield sites.

**Demonstrate that investing in small and large cities offers the best method of encouraging sustainable development.**

The Massachusetts Smart Growth Alliance, the American Planning Association-Massachusetts Chapter, Citizen Planner Training Collaborative and Massachusetts Association of Planning Directors are strong statewide advocates for sustainable development practices that encourage investment in urban areas. Efforts include legislative revisions, conferences, websites, and media promotion.

**Revise local zoning to encourage adaptive re-use in urban neighborhoods or underutilized buildings.**

As of 2016, 38 cities and towns had established a special 40R zoning overlay district. These districts encourage additional density and can be instrumental in finding new uses for vacant mill buildings and upper floors of commercial properties.

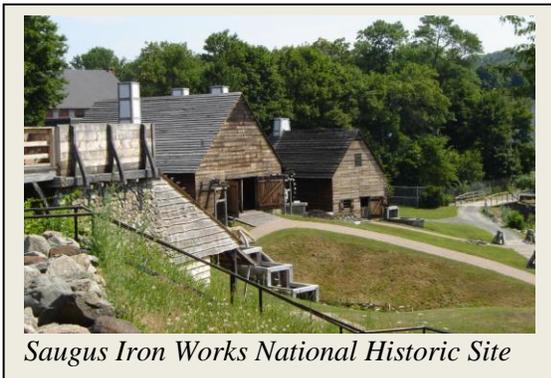
**Provide technical assistance on downtown revitalization and economic development.**

**Goal 11:**

**Encouraging Historic Preservation through Heritage Tourism**

**Market statewide historic and cultural resources to both residents and out of state visitors.**

The statewide office promoting tourism is the Massachusetts Office of Travel and Tourism. While heritage tourism is only one sector of visitors to the state, historic sites in Massachusetts are a primary reason for regional, national, and international tourism. A newly redesigned MOTT website highlights many of these historic sites with themes such as heritage trails, lighthouses, Civil War sites, Native American sites, and history museums. Heritage tourists can now explore options for dining, lodging, shopping, and transportation, all easily accessible from the MOTT website. Recognizing that all areas of the state have unique cultural and historic sites, the website includes many areas not traditionally marketed to visitors. At the regional level, the heritage areas and corridors market historic and cultural resources through their websites, tours, events and educational activities. These include the Last Green Valley National Heritage Corridor, the John H. Chafee Blackstone River Valley National Heritage



Corridor, Freedom’s Way National Heritage Area, and the Essex National Heritage Area. According to the National Park Service website, Massachusetts has 15 National Parks. During fiscal year 2016, there were over 10, 000, 000 visitors, generating a \$521,600,000 economic benefit.

**Organize the many small historic and cultural institutions into larger heritage tourism efforts.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

**Demonstrate the need for additional infrastructure that will support heritage tourism.**

There were no noteworthy accomplishments for this goal during the planning period. This remains an issue that is further discussed in the Challenges and Opportunities section of this plan.

**Goal 12:**

**Strengthening the Stewardship of Historic and Archaeological Resources**

**Educate state agencies, municipalities, and nonprofit organizations as to their historic preservation responsibilities.**

MHC conducted outreach to many state agencies, municipal planning departments, and local historical commissions. The MHC remains active in the preservation coalition, the network of local, regional, statewide, private, and public historic preservation organizations.

**Minimize the impediments to historic preservation within existing state policies and regulations.**

MHC has reached out to DCAMM and DCR advocating for rehabilitation of historic properties rather than demolition. The most challenging impediment is lack of funding for the agencies to maintain upkeep of their historic properties, resulting in demolition by neglect.

**Seek local, state, and other funding sources that can adequately maintain municipally owned property.**

Approximately 50% of all Massachusetts Preservation Projects Funding (MPPF) is awarded to cities and towns for work on historically significant town halls, fire stations, libraries, municipally owned historic burial grounds, public monuments, and other cultural resources. Community Preservation Act (CPA) funding, for those communities that have adopted it, can be utilized as a portion of the matching share required by the MPPF program. Through its Historic Curatorship Program, the Department of Conservation and Recreation has partnered with curators who agree to rehabilitate, manage, and maintain historic properties within the park system in exchange for long-term leases. Since 2010, thirteen new leases have generated \$10 million in private investment at 23 properties.

**Provide training to homeowners regarding best preservation practices.**

The Historic Homeowner program at Historic New England provides training to members through tours, workshops, and lectures. Through ongoing, personal, and direct access to professionals, the program assists members in finding specialty

contractors, using appropriate paint colors, and navigating renovations, repairs, or energy retrofits.

**Partner with statewide, regional, and local organizations on historic preservation initiatives.**

The Massachusetts Preservation Coalition is a network of local, regional, statewide, private and public historic preservation organizations. In 2017, the members of the coalition included Blackstone Valley Heritage Corridor, Boston Architectural College, Boston Landmarks Commission, Boston Preservation Alliance, Boston Society of Architects Historic Resources Committee, Boston University Preservation Studies Program, Cambridge Historical Commission, Cape Cod Commission, Cape Cod Modern House Trust, Community Preservation Coalition, Dartmouth Heritage Preservation Trust, Department of Conservation and Recreation, Essex National Heritage, Falmouth Preservation Alliance, Freedom's Way National Heritage Area, Historic Boston Incorporated, Historic New England, Nipmuc Tribe, Historic Salem, Inc., Lowell National Historic Park, Lowell Historic Board, Massachusetts Historical Commission, Nantucket Preservation Trust, National Trust for Historic Preservation, North Bennett Street School, Pioneer Valley Planning Commission, Preservation Worcester, Springfield Preservation Trust, University of Massachusetts Amherst: Historic Preservation, and the Waterfront Historic Area League. Through meetings hosted by the Preservation Massachusetts, the coalition seeks to understand issues, develop strategies and build relationships.

**Goal 13:**

**Protecting Historic Resources through Education and Public Awareness**

**Develop public information regarding the identification, evaluation, and protection of historic properties.**

Public information on historic properties survey projects often consists of local press releases when the project is awarded or at startup of consultant work, and may also include a public presentation of the results following the conclusion of the project. Increasingly, local historical commissions post digital versions of new inventory forms on municipal websites, but many rely on MHC to provide access to these materials through its searchable public MACRIS web-based database.

**Organize Preservation Award programs to highlight significant accomplishments, achievements, and best practices.**

Each year, the MHC recognizes approximately ten projects and individuals through their annual awards program. Categories include Archaeology, Adaptive Reuse, Education & Outreach, Landscape Preservation, Rehabilitation & Restoration, Local Preservationist, Individual Lifetime Achievement and Stewardship. The statewide nonprofit organization, Preservation Massachusetts, recognizes individuals and organizations at their annual Preservation Awards Dinner. Local historical commissions that manage local preservation award programs include those in Andover, Brookline, Cambridge, Chatham, Holyoke, Newton, Somerville, Swampscott, and Watertown. Local

nonprofits such as the Boston Preservation Alliance, Historic Salem, Inc., Springfield Preservation Trust, and Waterfront Historic Area League (New Bedford) also have active local preservation award programs.

**Provide public and private schools with material on local history so that it can be incorporated into the curriculum.**

Archaeology resources for teachers and popular reports are posted on MHC's website, to help teachers and students learn about local history and archaeology.

**Promote Archaeology Month to educate the public about the importance of preserving archaeological resources in the state.**

Archaeology Month is held in October every year. The activities are publicized through the MHC website, the Local Preservation Update e-newsletter and through postcards sent from MHC. Organizations such as museums, the Boston Landmarks Commission, local historical commissions and the Department of Conservation and Recreation annually host public events.

**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.**

With a dozen local preservation nonprofit organization, several hundred local historical commissions, national heritage areas, a state historic preservation office, and a statewide nonprofit advocacy organization, public informational and educational accomplishments are extensive. These included Preservation Month activities in Boston, Framingham, Lowell,

New Bedford, and Somerville, in the Freedoms Way Heritage Area and statewide through the Department of Conservation and Recreation. The Falmouth Preservation Alliance has held a Preservation Expo. The City of Lowell continued its Doors Open Lowell activities, providing unique access to areas typically closed to the public. Several new local nonprofit organizations were formed including the Falmouth Preservation Alliance and the Holyoke Preservation Trust. The full list of local nonprofit advocacy organizations now includes Boston Preservation Alliance, Dartmouth Heritage Preservation Trust, Falmouth Preservation Alliance, Historic Boston, Inc., Historic Salem, Inc., Nantucket Preservation Trust, Newburyport Preservation Trust, New Bedford Waterfront Historic Area League, Preservation Worcester, and Springfield Preservation Trust.

**Collaborate with building owners and managers on the best practices for rehabilitation of 20<sup>th</sup>-century buildings.**

There were no noteworthy accomplishments. MHC staff work with DCAMM and UMass Amherst for the care and maintenance of buildings associated with the modern movement.

**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.**

The MHC website is frequently updated with new content regarding MHC's programs and activities. Press releases announce recent National Register nominations. A highlight is the MHC archaeological exhibits online.

**Continue development of the Massachusetts Cultural Resources Information System (MACRIS) including ongoing data entry and to expand its GIS capabilities with a public interface.**

The public MACRIS website continues to be heavily used by internal and external users, and with the integration of linked digital versions of inventory and National Register files, it has become the primary means of accessing information on historic properties on file with the MHC. Scanning of MHC's paper inventory files was supported in part through external grants. A significant accomplishment in the past planning period was the development of the companion, public MACRIS-Maps website, and the completion of statewide digitization of inventory and National Register geo-data. Access to GIS information on archaeological sites and survey areas is limited to qualified external users. Greater public access to information in MHC files has resulted in more routine and accurate citations in the press, publications, research reports, planning publications, and external websites.

**Continue efforts to scan and make the digitally converted text and photo files of MHC's historic properties inventory fully accessible through its MACRIS web interface.**

Scanning of legacy historic properties inventory files was essentially completed during this past period, and scanning of legacy archaeological site inventory records was initiated. MHC staff continue to upload digital versions of historic properties inventory forms and photos to the public MACRIS website as part of processing of new materials into MHC files.

**Reinstate the annual statewide historic preservation conference.**

After many years with no statewide historic preservation conference, the Massachusetts Preservation Coalition successfully presented a day-long statewide conference in Lexington in 2013. The conference drew over 400 participants for a series of training, advocacy, and educational sessions. While the coalition determined that an annual conference was not feasible, a plan to present a bi-annual conference was implemented, resulting in a 2015 conference held in Worcester and a 2017 conference in Lowell.

**Provide municipal departments, staff, boards, and the general public with secure access to the local inventory.**

Local historical commissions are required to identify the municipal office where their inventory is located and accessible as part of the reporting process for surveys funded through Survey and Planning grants.

**Organize activities focused on the fiftieth anniversary of the Massachusetts Historical Commission.**

As part of the 50-year anniversary of state legislation that established the MHC, as well as local historical commissions, the MHC staff reviewed archival records housed at the state archives, state house library and the MHC. Information was incorporated into the MHC e-newsletter. A powerpoint presentation was developed on the history of historic preservation in Massachusetts. This was presented at a monthly meeting of the Massachusetts Historical Commission and as part of a regional workshop. The presentation remains available for as part of the On The Road program or at statewide preservation conferences. A special event

was held at the September, 2013 commission meeting to recognize the MHCs 50th anniversary.

**Goal 14:  
Sustainably Rehabilitating  
Historic Properties**

**Present workshops around the state regarding the sustainability of historic properties.**

Following up on the workshops offered by MHC, National Trust for Historic Preservation and Historic New England, staff at Historic New England have continued to present workshops statewide on the sustainability of historic properties. A lecture entitled "Energy Conservation and Retrofitting Older Homes" was presented by HNE staff in 2015. Included on the website of HNE is information on how an energy conservation workshop can be requested.

**Collaborate with energy saving organizations on determining best practices that are sustainable, eco-friendly, and preserve significant resources.**

Historic New England worked with energy conservation professionals to undertake substantial energy efficiency improvements at several of their historic properties. At the Lyman Estate, this work included window conservation, sensitive use of storm windows, air sealing, careful installation of insulation, and efficient heating systems.



*Lyman Estate weatherization improvements by Historic New England included wood window rehabilitation.*

The MHC participated in the US Bureau of Ocean Energy Management Task Force, in order to convince BOEM to locate wind turbine farms far enough away from the shore to avoid adverse visual effects to historic resources. In addition, procedures for underwater archaeological surveys were developed.

**Investigate research methods that will gather data on the cost benefit analysis and reversibility of energy retrofits.**

At the Lyman Estate, Historic New England found that their careful and sensitive system upgrades reduced energy consumption by more than 50%. This was done through highly reversible upgrades that adhered to the preservation philosophy of the organization. Through the energy audit, a

baseline of energy consumption was determined. Further testing at different stages provided information on how each conservation measure affected energy efficiency.

**Collaborate on energy and building code issues as they relate to significant historic resources.**

The MHC will evaluate all proposals that involve sustainability while stabilizing and rehabilitating historic properties. Achieving sustainability and devising energy saving design approaches will be embraced so long as significant character-defining features are preserved.

**Encourage sustainable development that includes revitalizing urban neighborhoods and the construction of infill development.**

As a statewide advocacy organization, the Massachusetts Smart Growth Alliance has developed initiatives, campaigns, policy recommendations, and legislative efforts to encourage sustainable development that revitalizes neighborhoods, improves walkability, increases density, and provides for additional housing types.

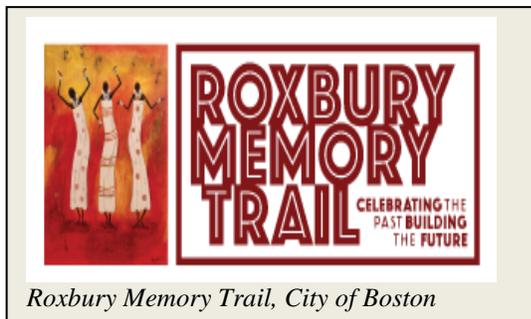
**Goal 15:  
Including Diverse Cultural  
and Ethnic Communities in  
Historic Preservation**

**Connect with diverse communities to learn how historic preservation could improve quality of life, community, and economic opportunities.**

**Provide opportunities for historic preservation that can reflect a broader**

**range of cultures, traditions, and ethnicity.**

Through a collaborative effort of the Grove Hall Neighborhood Development Corporation with Dudley Square Main Streets; Greater Grove Hall Main Streets; The National Center of Afro American Artists; and Earthos Institute, the Roxbury Memory Trail Project was developed to make Roxbury's heritage, in particular, its 20<sup>th</sup> century African-American presence visible and accessible to city residents.



Section 3

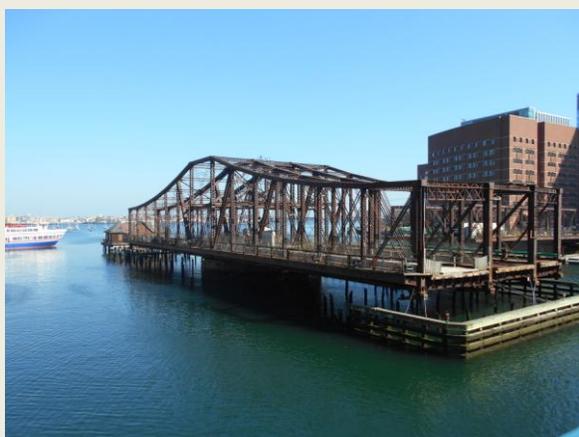
# Challenges and Opportunities



*The tornado of 2011 damaged and destroyed many properties such as this one in the town of Monson.*



*With no local preservation bylaws in place, this historic property in Newbury was demolished in 2012.*



*Listed in the National Register of Historic Places, the Northern Avenue Bridge in Boston remains threatened.*



*Mid-sized cities, such as Holyoke, contain a high level of significant properties.*

While the past seven years have brought many accomplishments, many of the same challenges from five years ago remain. These include, but are certainly not limited to, demolition, sprawl, funding, education, deferred maintenance, and outdated information. Additionally, during the past seven years, new challenges have come to the forefront such as climate change, natural disasters and resiliency. This section of the plan focuses on the preservation challenges in the state, old and new, large and small.

## Online Survey Questionnaire

During 2016, in order to receive wide public input, the Massachusetts Historical Commission posted an online survey questionnaire that was available to anyone statewide to complete. The questionnaire was publicized through the statewide historic preservation listserv, in the MHC e-newsletter and directly to each of our advising organizations. The advising organizations were encouraged to publicize the survey questionnaire through their own mailing lists. Additional methods of promotion included outreach through the statewide land conservation community and the municipal land use planning community.

In all, over 370 responses were received. The majority of respondents were from a local historical commission or historic district commission. As the local commissions are the state's largest, active preservation constituency, this was not surprising. While the input of the local commissions is essential in the development of this plan, the survey did demonstrate that our broadcast efforts were not reaching younger people, minority communities, local and state elected officials, the business

community or those not supportive of historic preservation efforts. Responses were well balanced from rural, suburban and urban areas. Overall, the respondents were supportive of historic preservation, recognizing its economic development, community vitality, environmental, and quality-of-life benefits.

In an effort to not lead the responses, open ended questions were included. These were the most interesting responses to analyze. A list of all the questions asked and a summary of the survey responses is included below.



*Former industrial buildings in Easthampton now include housing, offices, artist studios, restaurants, and an indoor playground.*

### **The Survey Questions**

#### **What do you see as the most important historic preservation accomplishments in Massachusetts over the past five years?**

About one third of the respondents to this question pointed to specific rehabilitations that have taken place in their community. The local successes of using Community Preservation Act funds to rehabilitate or purchase historic resources were mentioned by many respondents. While some respondents stated that their community had no successes, about 10% recognized that education/awareness efforts had increased or had recognizable results.

**What do you see as the most important issues facing historic preservation in Massachusetts during the next five years?**

At 26%, the majority of responses were related to funding. Challenges related to funding included specifically a lack of grant funding, inadequate tax credits and market



*The John Perkins House in Wenham, circa 1710, was listed in the National Register of Historic Places in 1990.*



*With no local protections in place, it was demolished in 2011. Many respondents to the online survey expressed concern about loss of significant historic resources through demolition.*

conditions that require supplemental funding. The loss of historic resources through demolition or development was the second most noted issue. One third of the responders stated that teardowns, demolition, demolition by neglect, and development pressure on open space are the biggest challenges. Other noted challenges included the need for public education, building code revisions, improved local bylaws and ordinances, identification of

historic resources, and finding skilled tradespeople.

**If you are concerned about the loss of historic resources, what would be most effective to save historic resources?**

In response to what would be the most effective means to save historic resources, nearly 40% of respondents recommended additional funding through local or state sources. Many respondents pointed out the benefits of the Community Preservation Act. If financial incentives such as tax credits were added in, this response increased to 46%. The benefits of education and outreach efforts to increasing awareness were recognized by many respondents. Strengthening local regulations also scored high. Many respondents pointed out that demolition delay is only a limited tool and something stronger is needed. Only 2% of respondents recommended additional planning efforts.

**What historic preservation topic would you like to know more about?**

As a topic that respondents would like to know more about, funding scored highest once again. The other highest scores included preservation law, how to take care of a historic property, energy conservation for historic buildings and architectural history. This was particularly interesting as no preservation organization has offered these topics as regular workshops. Clearly, these are gaps that need to be filled.

# 2017 Historic Preservation Listening Tour: Cruising the Commonwealth

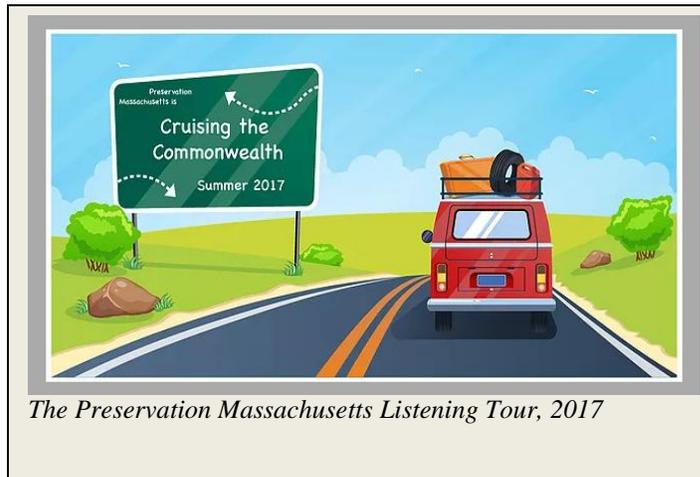
During the summer of 2017, Preservation Massachusetts, the statewide nonprofit advocacy organization, led a series of meetings around the Commonwealth in order to hear from individuals, groups, partners, and others regarding the current state of historic preservation in Massachusetts and their region. Meant as listening sessions, these meetings attracted a variety of attendees including homeowners, commercial property owners, activists, professional preservationists, developers, and local volunteers.

Discussion points included preservation challenges, trends, preservation needs, what new programs would be useful locally, success stories, and goals for the future.

Listening sessions were held in all regions of the state including North Shore, South

Shore, Cape Cod, Central Massachusetts, upper and lower Connecticut River Valley, Berkshires, Boston and at the statewide historic preservation conference in September, 2017.

MHC staff were able to attend half of the sessions. While much of the discussion mirrored concerns brought up directly to MHC staff over the past several years at training workshops, unique concerns and strategies were noted. Concerns over a generational disconnect regarding historic preservation were discussed. Strategies that would attract a younger demographic to preservation were put forth. A more organized system of regional conferences, workshops, and networking was recognized as an educational strategy but also as a marketing tool.



*The Preservation Massachusetts Listening Tour, 2017*

While a final report was not completed by the time of the writing of this plan, a number of key themes were noted throughout the sessions. Local preservationists repeatedly stated that additional educational

opportunities are needed on topics such as relationship building, public relations, and marketing. Additionally, broader educational venues are needed that can provide a positive message to the general public, educating everyone about the benefits of historic preservation. Attendees appreciated the opportunity to network and discuss preservation, recognizing that

regular, regional strategy sessions would be valuable. The need for more financial

such as building code requirements, school building construction,



*Led by Preservation Massachusetts, a Cruising the Commonwealth Listening Session, Salem, MA, July, 2017*

resources, either through grants or tax credits, was brought up by developers, consultants, and local preservationists. The lack of qualified tradespeople to do skilled preservation work was noted and it was noted that new partnerships with educational facilities might improve this. Reaching out to more individuals and organizations involved with historic properties would have long-term benefits. The real estate community and residential homeowners were specifically identified as starting points. Changes to statewide policy,

and public bidding requirements, were all recognized as priority legislative initiatives for the preservation community.

**Cruising the Commonwealth  
Listening Sessions**  
Summer, 2018

*Listening sessions were held in Barnstable, Boston, Greenfield, Lowell, New Bedford, Pittsfield, Plymouth, Salem, Springfield, and Worcester.*

A map of the state of Massachusetts with its counties outlined. Several counties are highlighted in green, indicating the locations of listening sessions. The highlighted counties are Barnstable, Boston, Greenfield, Lowell, New Bedford, Pittsfield, Plymouth, Salem, Springfield, and Worcester. The map is titled "Cruising the Commonwealth Listening Sessions Summer, 2018" and includes a caption below it stating "Listening sessions were held in Barnstable, Boston, Greenfield, Lowell, New Bedford, Pittsfield, Plymouth, Salem, Springfield, and Worcester."

## Identifying and Documenting Historic and Archaeological Resources

### **Issue: Maintaining and updating communitywide inventories of historic and archaeological resources.**

Out of 351 cities and towns, MHC presently identifies 67 communities with little or no inventory, and another 71 communities with only a preliminary level of communitywide inventory documentation. Elsewhere, many inventories are limited in geographic extent. Even where a comprehensive inventory is in place, in many cases survey work dates to twenty-five or thirty years ago and is in need of updating to current standards. Effective preservation planning and advocacy is dependent on current, accurate information on historic resources. Local historical commissions are responsible for periodically evaluating their community's historic resource survey needs and revisiting their inventories in the light of present research and planning concerns, and current documentation standards.



*The inventory for the City of Medford has greatly expanded following a multi-year survey effort. Shown here is the Washington Square area.*

### **Issue: Providing public access to inventory information for planning, advocacy and research.**

As the central repository for the Inventory of Historic and Archaeological Assets of the Commonwealth, the MHC provides public access through its searchable web-based MACRIS database and MACRIS-Maps GIS, with records linked to digital inventory forms and photos (including converted legacy paper records). Processing incoming materials, data entry, GIS digitizing, and the necessary maintenance and upgrading of the complex infrastructure supporting access to the inventory represents a significant ongoing financial and staffing commitment for MHC.

### **Issue: Developing and implementing local survey plans.**

A primary responsibility of local historical commissions is the active maintenance of a communitywide inventory of historic properties and sites. Where little or no survey work has been undertaken, where prior surveys have been limited in geographic scope or level of documentation, or where survey work has not been undertaken in recent times, local historical commissions should develop formal survey plans in order to establish the objectives, scope, phasing, and budgeting of local comprehensive survey efforts. Survey plans may be stand-alone documents, or may be included as part of a municipal preservation plan, master plan, or comprehensive plan.

### **Issue: Documenting the full range of historic resources by period, type, location, and association.**

Communitywide surveys should provide comprehensive coverage of the full range of local historic properties and sites. This

means not only documenting all classes of historic building forms and functional types, but also identifying non-building structures and objects, historic landscapes, and historically related groupings best considered as “areas”. Special efforts should continue to identify historic properties associated with minority populations or other groups previously under-represented in the inventory.

**Issue: Identifying archaeological resources.**

Municipalities are encouraged to undertake communitywide archaeological reconnaissance surveys performed by qualified professional contractors following an MHC-approved scope of work. Identification of currently available knowledge on the location and nature of archaeological sites, and delimitation of archaeologically sensitive areas within the community can provide the basis for local planning decisions and the development of protective mechanisms as part of the local project review and approval process.



*The West Springfield Generating Station (1947-49) was included in the historic resource survey update for West Springfield.*

**Issue: Supporting local survey efforts with technical and financial assistance.**

Significant additions to the statewide inventory over the past planning period were made possible through sustained financial support through the MHC’s annual Survey and Planning Grant matching grants, and by significant local funding, either in match of MHC funds or in sole support of local survey efforts. By far the most important local funding came from Community Preservation Act grants. The era of volunteer-based, amateur historical commission member-compiled survey documentation has largely passed. Beyond financial support, MHC continues to provide technical support to local commissions in scoping, phasing and budgeting surveys, and in establishing documentation standards.

## Evaluating and Registering Historic and Archaeological Resources

**Issue: The volume of nominations submitted remains high, and the backlog of nominations continues to grow.**

Many of these nominations are related to projects taking advantage of tax incentives for rehabilitation. MHC’s National Register staff is small, and the team’s careful review and editing of each nomination is time consuming. Ideas include exploring new ways to expedite the review and editing processes and improving guidance materials for consultants, local historical commissions, and the public so that the submitted nominations more closely meet NPS and MHC documentation requirements.

**Issue: The popularity of the federal and state tax credit programs creates challenges for registration.**

Many of the nominations received by MHC are for properties whose owners are pursuing federal and state tax credits. These nominations are often written in tandem with the certification application, and may not reach the documentation standards expected for National Register nominations, thus requiring a greater amount of input from MHC NR staff. Recommendation: Training for consultants by MHC staff to update them on NR technical and substantive requirements.

**Issue: Evaluation of common property types, including apartment buildings and industrial complexes, is a challenge.**

Turn of the 20<sup>th</sup>-century apartment buildings and industrial complexes, which comprise the majority of rehabilitation projects undertaken in Massachusetts, are particularly challenging property types for both evaluation and registration. They often lack architectural distinction (and of marginal integrity) and may have undistinguished histories. While National Register nominations are cumulatively creating a basis for evaluation, there is no comprehensive context study for either property type in the state. Survey, particularly in the city of Boston, is not yet comprehensive, making evaluation decisions difficult. Fostering additional survey and context development for understanding these important and challenging property types and ensuring justifiable decision-making on eligibility is needed.

**Issue: Mid-20<sup>th</sup>-century resources continue to be a challenge in evaluation and registration.**

Resources from the mid-20<sup>th</sup> century such as schools, hospitals, and other institutional buildings and campuses, residential subdivisions, commercial buildings, and designed landscapes remain insufficiently documented in Massachusetts. Both high-style and vernacular examples require additional research and documentation. Lacking context, evaluation decisions are difficult. Few properties have been found eligible for listing in the National Register, and even fewer have been listed. Additional survey efforts at both communitywide and statewide levels are encouraged, which will in turn build contexts on which to base evaluation and registration activities.

**Issue: Diversity in the National Register is an issue. National Register listings in Massachusetts should be broadened to increase representation for properties associated with all Americans.**

The National Register program in our state needs to be more diverse and accessible to all, and particularly to include resources associated with Asian Americans, with African Americans, with Native Americans, with Latino and Historic Americans, and with LGBTQ communities. Lack of knowledge of the implications of National Register designation contributes to the difficulty of soliciting nominations for eligible properties. The MHC's 2014 grant from the NPS' Underrepresented Communities program allowed the preparation of a context study for Chinese Immigrants and Chinese Americans in the city of Boston, along with an associated National Register nomination. The MHC needs to continue the momentum of this effort, supporting additional nominations under this context. Recommendations: Continue to work with local partner Chinese Historical Society of New England to gain

interest in additional National Register designations under the context. The MHC should work closely with local and statewide partners, including local historical commissions, CLGs, and the statewide nonprofit Preservation Massachusetts, to encourage interest in the National Register program among all underrepresented communities and to take advantage of future funding opportunities, should they exist, through the NPS' Underrepresented Communities grant programs.

**Issue: While local historical commissions may have an interest in listing National Register districts, property owners and local governments may continue to view the program with suspicion.**

The most common questions asked of MHC staff in public informational meetings and through other venues involve the perceived regulation of changes private owners may make to their own properties, the difference between National Register and Local Historic Districts, and the concern that the rules of each program may change in the future and become more restrictive. The MHC should continue to encourage district nominations, which are the most effective way to designate groups of associated historic resources in a single effort. The MHC should revise current public information materials and explore additional ways to educate the public about the National Register program.

**Issue: Evaluation and registration requirements are highly technical.**

The requirements often put these activities out of reach of most property owners, community members, and other nonprofessionals. The MHC no longer actively encourages self-done nominations, as the program requirements and levels of

documentation are beyond the abilities of most individuals. The MHC should offer more training and information for nonprofessionals in order to make the National Register program more understandable and accessible.

## Protecting Historic & Archaeological Resources through State & Federal Regulations

**Issue: Review and Compliance at the Massachusetts Historical Commission**

State and federal review and compliance laws and regulations do not give MHC approval power over projects, but rather provide a consultation process to assess and resolve any adverse effects to historic or archaeological properties. To the extent provided by state and federal law and regulation, MHC consults with project proponents and interested parties (tribes, local governments, preservation partner organizations, interested members of the public) to explore and adopt feasible project alternatives that avoid, minimize or mitigate impacts to historic and archaeological properties.

**Issue: Monitoring Existing Preservation Restrictions**

A systematic strategy for monitoring the Massachusetts Preservation Projects Fund (MPPF) preservation restrictions (PRs) held by MHC is needed. Establish a targeted number of active PRs to be monitored annually. Establish a methodology for assigning the grants staff specific PRs to be monitored concurrently with their ongoing project management. PR monitoring would

be accomplished prior to or immediately following otherwise scheduled site visits, to active MPPF projects that are strategically located in the same geographic vicinity.

### **Issue: Establishing Additional Preservation Restrictions**

Under the statutory requirements of M.G.L. Chapter 184, Section 32, all perpetual preservation restrictions require MHC approval. The number of requests for preservation restriction approvals remains great, driven in large part by local Community Preservation Act grant requirements, and the increasing local uses of preservation restrictions by planning and zoning boards as conditions of special permits and variances. MHC provides technical assistance supporting development of local capacity and expertise in drafting preservation restriction agreements, maintaining best practices, and addressing specific property protection needs.

## **Protecting Archaeological Sites**

### **Issue: Most of the state is privately owned.**

Most of the state is privately owned. Thus, most of the known archaeological sites in the state inventory are privately owned and are not subject to MHC review. In those cases, MHC utilizes a variety of strategies to work with landowners, tribes and interested parties to protect archaeological sites. One of the most effective strategies is to purchase an archaeological site. Funds from various state agencies can be used to purchase the site for conservation or to purchase a conservation restriction at fair market price.

### **Issue: Coastal erosion due to severe weather storms, rain, wind and king tides threaten archaeological sites**

Dramatic weather events and unusually high tides have and will continue to erode coastal banks, exposing and disturbing archaeological deposits. MHC will need to work with state and federal environmental agencies to explore options for coastal armoring. Some coastal banks, such as the tall cliffs, cannot be armored. Archaeological excavation data recovery may be the only option. Funding these efforts will continue to be challenging.

## **Protecting Historic Resources through Financial Support**

### **Issue: Massachusetts Preservation Projects Fund Monitoring**

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

**Issue: Many urban areas have not passed the Community Preservation Act**

The number of cities that have passed CPA now includes Boston, Holyoke, Fall River, Malden, New Bedford, Pittsfield, Westfield and Quincy. Still, many of the state’s urban areas such as Brockton, Fitchburg, Gardner, Haverhill, Leominster, Lowell, Lynn and Worcester have yet to pass the CPA. With high numbers of real estate filings at the registry of deeds from urban areas, this means that the CPA trust fund, the state match, receives a substantial influx from these urban areas, money that is then distributed outside these cities. Additional research, outreach or incentives may be needed to encourage more cities to pass the CPA.

**Issue: Many rural areas have not passed the Community Preservation Act**

As of 2017, 51% of the cities and towns in Massachusetts had not passed the Community Preservation Act. The vast majority of municipalities that have not passed the CPA are rural towns located in central and western Massachusetts.

**Issue: The Community Preservation Act state match is very low.**

Another challenge with the CPA is its very success. With more than 172 cities and towns passing the CPA, the state match continues to be spread thinner amongst all the recipient communities. Recent state matches have been around 30%. While the CPA state law does state that all CPA projects must follow the SOI Standards, the interpretation of the standards may be undertaken by a local board or commission with little training in interpreting the standards.

**Issue: Community Preservation Act and Preservation Restrictions**

The CPA has provided communities with opportunities not only to support preservation of significant historic properties through financial support, but to assure the public benefit of long-term protection of properties through preservation restrictions, which may be required as a condition of a CPA grant, purchased directly with a CPA grant, or otherwise required by the Act. Municipalities and grant recipients require technical support in the drafting and executing of preservation restriction agreements, and guidance in the approval and recording process. CPA grants to municipally-owned historic properties or for municipal purchases of historic properties represent special challenges in finding a qualified holder to administer and enforce the restrictions.

**Issue: Many cities and towns don’t submit applications for MHC Survey and Planning Grants**

The majority of cities and towns did not apply for an MHC survey and planning grant. An informal survey of local historical commissions pointed to the challenges of acquiring a local match and a burdensome amount of paperwork.

**Issue: State and Federal Historic Rehabilitation Tax Credits**

MHC staff review and comment to the National Park Service on federal historic rehabilitation tax credit projects. Most of these projects also apply for state historic rehabilitation text credits as well. However, because the state credit is limited by an annual cap of \$50 million, the state tax credit regulations allow for tax credit award up to 20% of the qualified rehabilitation expenditure. Due to the high demand for

state tax credits, most projects are not awarded the full 20% credit. This trend will continue unless the state legislature increases or removes the annual cap.

**Issue: Funding opportunities are not available for homeowners.**



*The adaptive re-use of the Linwood Mill, Northbridge, as senior housing was accomplished with state and federal tax credits.*

There are currently no statewide tax credits, loans or grants available to assist homeowners of historic properties.

## Protecting Historic Resources through Assisting Local Governments

**Issue: MHC assistance to local boards, commissions and committees doesn't meet needs**

MHC technical assistance to local historical commissions, historic district commissions, local historic district study committees, and other boards has continued to be available through multiple sources such as MHC guidebooks, handouts, DVDs, phone calls,

e-mail responses, and on-site workshops. Yet, with so many volunteer commission members, the level of assistance needed remains higher than MHC staff has the capacity to provide. Despite efforts to educate all local historical commissions through the above-noted methods, many local historical commission members remain unfamiliar with the basics of historic preservation such as the need for community-wide historic preservation planning, the role of historic property survey and the difference between a local historic district and National Register district. Local commissions particularly need on-site, professional assistance with specific projects and challenges. Providing MHC training to all commissions members, even regionally, is challenging as many commission members are unwilling to travel to training outside of their local community.

**Issue: Local Historical Commissions need additional training opportunities**

Several surveys of historical commission members in the last few years provided insight into the training needs of the commission members. In 2013, as local historical commission membership update forms were returned to the Massachusetts Historical Commission, MHC followed up with former members of the local historical commissions regarding their experiences as a commissioner. The surveys that were returned found that while the MHC guidebooks, e-newsletter, and regional workshops are considered useful, former commission members would have liked training on additional topics such as the state building code, lead paint hazards, accessibility and public relations. Attendees to the Western MA Local Historical Commission Coalition were also surveyed for additional training topics. Some of these topics, such as establishing local historic

districts, are currently offered by the Massachusetts Historical Commission and were delivered in subsequent workshops. New training workshops that are particularly needed for local historical commissions include historic property survey plans, running effective demolition delay public hearings, the legal framework of local bylaws and ordinances, architectural history, building code issues, cemetery preservation, the National Register nomination process, the role of the local commission in Section 106, rehabilitation tax credits, archaeology, explaining the value of historic preservation, and public relations.

**Issue: Local Historic District Commissions need additional training opportunities**

Based on feedback from current and former members of local historic district commissions, additional training opportunities are needed. New training workshops that are particularly needed for local historic district commissions include running effective public hearings, architectural history, procedural aspects of local historic districts, conducting design review, Secretary of the Interior Standards, design guidelines, the legal framework of local historic districts, building code issues, accessibility issues, explaining the value of historic preservation, and public relations.

## Protecting Historic Resources through Local Government Actions

**Issue: Local historical commissions do not have resources they need.**

Since 1963, local historical commissions have remained at the frontline of historic

preservation efforts. The challenges they face are enormous. Almost none of the commissions statewide have any professional staff assistance available to them. As volunteers, they rely simply on their own dedication to their community in the hopes of being effective. Local historical commission budgets remain largely very low statewide, limiting the projects that a commission can implement. Commission member recruitment is not given the same level of assistance as other local boards and commissions. During 2014, the Massachusetts Historical Commission requested member updates for local historical commissions statewide. This is regularly done so that MHC can communicate directly with the hundreds of local historical commissions on training workshops, grant opportunities, and a variety of other relevant topics. As the membership update forms were returned, MHC staff contacted members who had recently resigned from their local historical commission with a brief opinion survey. The goal was to thank them for their service on the local commission and to hear their unique perspective about their tenure on the commission. Among the questions asked of the former members was what challenges they faced while serving on the commission. The list of responses was long and included inadequate budgets, lack of time, balancing competing community needs, the application decision-making process, working with the building department and the inspectional services department, educating applicants about local ordinances, educating the public about significant historic resources, lack of qualified local preservation contractors, attracting younger members to serve on the commission, and need for leadership skills.

**Issue: Many local historical commissions are not active.**

While determining an accurate figure for the number of inactive local historical commissions is challenging, it is estimated that 10% of the commissions statewide are inactive. A commission is considered inactive if they have not met for at least 12 months. Without a local historical commission, there may be no one who can advocate for a threatened resource, recognize the need for preservation planning, or understand the preservation options and strategies that are available.

**Issue: Many cities and towns do not have a Demolition Delay Bylaw or Ordinance.**



Demolition delay remains an essential tool at the local level to cope with the loss of historic resources. While over 20 cities and towns passed a demolition delay bylaw or ordinance since the last state plan, there remain 203 cities and towns without this basic level of regulatory protection. In these communities, a significant building can disappear within a matter of hours.

**Issue: Most demolition delay bylaws and ordinances remain at 6 months.**

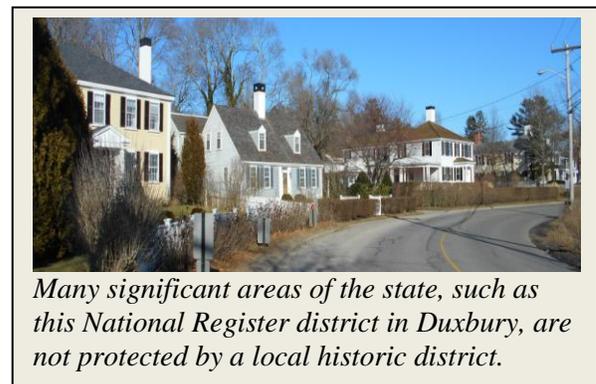
For those communities that have demolition delay, other challenges remain. While the trend is to see delay periods of 12 or 18 months, more than half of the existing demolition delay bylaws and ordinances remain at six months or less. Experience with demolition delay has shown that to be effective the delay period must be a minimum of 12 months.

**Issue: Demolition delay is not seen as effective.**

Many local historical commission members state that they do not find their demolition delay bylaw or ordinance effective. This was also noted in the online outreach survey. Additional outreach efforts are needed to explain the role of demolition delay in a local preservation program.

**Issue: Many significant areas are not protected by a local historic district.**

While 125 cities and towns now have at least one local historic district, that leaves 226 without the protection of a local historic district. Additionally, even for those cities and towns with a local historic district, the boundary of the district may only protect a very small geographic area, leaving many significant areas with no protections.



**Issue: Most local historic district commissions do not have staff support.**

There are over 120 local historic district commissions in Massachusetts. While Salem, New Bedford, Boston, Cambridge, Newton, Brookline, and Lowell have dedicated staff support, the remainder have no professional preservation staff support and rely solely on the volunteer members of the commission for administration, public education, and design review. Without some professional guidance, volunteer commission members face a daunting task of reviewing applications, holding public hearings, and issuing decisions.

**Issue: Most local historic district commissions do not have design guidelines or have guidelines that are not up-to-date.**

A review of local historic district commissions found that the majority of the commissions do not have individualized design guidelines specific to their historic resources. Design guidelines greatly aid the decision-making process and provide applicants with a clearer understanding. Of the commissions with design guidelines, many have not been updated for over 15 years. Updates may be needed on contemporary materials, new mechanical systems, and alternative energy systems as well as the text and illustrations of the guidelines.

**Issue: Many eligible municipalities have not applied for Certified Local Government status.**

While two new CLGs were added in Massachusetts during this planning cycle, fewer than 20% of eligible municipalities have chosen to pursue CLG status. Additionally, not all of the existing CLGs

come in for the annual Survey and Planning grants that are dedicated to CLG communities. During 2014, MHC staff made additional efforts to contact existing CLGs to ask why this is the case. Although not a formal survey, reasons included grant administration time and the requirement for a local match. In order to attract additional CLGs, efforts are needed to increase the incentives to become a CLG.

**Issue: Local historical commissions and historic district commissions often do not have access to legal assistance.**

Local historical commissions and historic district commissions struggle with access to legal guidance.

**Issue: Local historical commissions, historic district commissions, and local building officials need to improve coordination and communication.**

Local historical commissions and historic district commissions must work directly with building inspectors, building commissioners, and building department staff in administering demolition delay, local historic districts, and architectural preservation districts. Yet, commissions and building officials have differing priorities which, in some communities, result in poor outcomes. Historical commissions generally have little understanding of the building code.



*Randolph, Stetson House, required by the building inspector to be demolished.*

**Issue: Many commissions do not engage in adequate public relations efforts.**

Generally speaking, local historical commissions and historic district commissions do not make public relations a priority. Direct outreach efforts to homeowners, contractors, developers, realtors, local elected officials, other local boards and municipal staff are often lacking.

**Issue: Municipalities are not protecting historic resources through Architectural Preservation Districts.**

While Brookline and Ipswich established architectural preservation districts (also known as Neighborhood Conservation Districts) during the last five years, this alternative local ordinance continues to be underutilized. It remains an excellent option for cities and towns interested in protecting



*Ipswich successfully established an Architectural Preservation District in 2015 as an alternative method to protect historic resources. However, few communities have pursued this worthwhile approach.*

overall neighborhood character without the potentially more rigorous design review regulations of a local historic district.

**Issue: Local commissions struggle with finding volunteer members.**

Particularly in smaller communities, local appointing boards are challenged by finding qualified, energetic volunteers to serve on local historical commissions and historic district commissions. This trend is not unique to local historical commissions. It is common for other local boards as well. Volunteer fire departments and local charitable, social organizations appear to have similar concerns. The trend is often attributed to busier lives, longer commutes, and longer work days. Additionally, over 10% of Americans move every year. As a result, residents are less likely to be engaged in their community.

**Issue: Most cities and towns do not have a current local historic preservation plan.**

While three communities, Barnstable, Randolph and Salem, completed comprehensive municipal preservation plans during the past five years, most cities and towns in Massachusetts do not have any historic preservation plan. Additionally, most of the existing plans are out of date as demonstrated by the chart below.

City and Towns with a Municipal Preservation Plan

- Amesbury 1999
- Amherst 2005
- Barnstable 2010
- Bolton 1998
- Brookline 1983
- Deerfield 1990
- Fitchburg 1998
- Framingham 2016
- Gloucester 1990

Haverhill 1990  
 Holyoke 1991  
 Leominster 2000  
 Medfield 1999  
 Methuen 1997  
 Middleborough 1989  
 Millbury 1989  
 Milton 1988  
 New Bedford 1992  
 Newbury 1991  
 Newburyport 1991  
 North Adams 1980  
 Quincy 1990  
 Randolph 2013  
 Salem 2015  
 Somerset 1986  
 Wakefield 2001  
 Wareham 2007  
 Westminster 1998  
 Weymouth 1989  
 Woburn 1985  
 Worcester 1987

## Protecting the Rural Historic Landscape

**Issue: The rural landscape is threatened by suburban sprawl development.**

A report issued in 2014 by the Massachusetts Audubon Society found that between 2005 to 2013, approximately 38,000 acres of forest or other undeveloped land were converted to developed land in Massachusetts. This averages out to 13 acres per day over this eight-year period.

## Protecting Historic and Archaeological Resources through Emergency Preparedness

**Issue: Historic resources are threatened by natural disasters.**

During this last planning cycle, Massachusetts experienced a devastating tornado, substantial flooding as well as other disasters. The tornado that struck the Springfield and Monson areas in 2011 was particularly destructive to historic resources. Some buildings were completely flattened, others were demolished due to severe



*Tornado damage, Conway, 2017*

structural damage. Another tornado during 2017 damaged historic resources in the town of Conway. Flood and wind damage from Hurricane Sandy and Tropical Storm Irene also impacted historic resources.

**Issue: Preparedness for emergencies remains inadequate.**

Massachusetts has been a national leader in raising awareness and promoting disaster planning for cultural resources through the efforts of COSTEP Massachusetts

(Coordinated Statewide Emergency Response). Wider education and implementation is needed, by stewards of historic properties and sites, in planning for disasters and understanding the emergency response framework, and in the local emergency response community in understanding the special needs of historic properties and sites in disaster situations. The majority of historic property-owning institutions do not have emergency plans, and few municipalities have a local disaster plan that explicitly identifies the needs of historic properties in disaster situations.

**Issue: Sea levels are rising due to climate change.**

With over 60 coastal cities and towns, Massachusetts is especially vulnerable to sea-level rise, coastal erosion, superstorms, and flooding. According to the Greenovate Boston 2014 Climate Action Plan Update, sea level rise is “likely to be greater than the global average because Boston’s land is subsiding, or sinking, at about six inches per century and changing ocean currents and other features are affecting the distribution of ocean water.” The report further states that Boston has been ranked the eighth most at-risk coastal city in the world in terms of annual economic impact from projected flooding.

**Issue: Climate change will also have grave impacts on areas not adjacent to the coast.**

With more intense storms predicted, it is likely that inland, low-lying areas will be more likely to flood as a result of climate change. Many historic, industrial cities and villages, sited along rivers for waterpower, are particularly vulnerable to flooding and erosion. With a warming climate, new southern tree species will become more prevalent and the current New England forest will be replaced. Agriculture, as well, is likely to be impacted from additional weather extremes such as flooding or droughts.



*An exhibit at the Boston Society of Architects building demonstrates the devastating impact of sea-level rise on the city of Boston, including the anticipated daily level of water in their building by 2100.*

## Revitalizing and Protecting Historic Urban and Industrial Areas

**Issue: Population has declined in certain areas of the state.**

Cities and towns in the western part of the state, such as North Adams and Adams, have seen substantial population loss as manufacturing opportunities have declined. In 1900, the population of North Adams was 24,200. According to the city's Comprehensive Plan, the population is now at 13,708. The typical consequences of population loss are higher vacancy rates, more abandoned properties, demolition-by-neglect, foreclosed properties, and lack of new investment.

**Issue: New models for housing are needed in historic downtowns and neighborhoods.**

Aging Americans and millennials want to live in areas that are walkable, bikeable, close to amenities, and served by public transportation. Yet, historic housing types, such as large single-family residential buildings, are not meeting the demographic needs of smaller family units.

## Encouraging Historic Preservation through Heritage Tourism

**Issue: Massachusetts has not had a statewide historic marker program since the tercentenary in 1930.**

While many states have a coordinated method of highlighting significant historic

resources statewide, Massachusetts has no such program.

**Issue: Massachusetts does not have a recent economic impact study of historic preservation.**

The last historic preservation economic impact study is more than 13 years old. While still cited, the report is out-of-date and inadequate. A new study is essential in order to provide current information on historic resources generate heritage tourism spending. The previous study did not include any regional data. In addition, no data exists for other meaningful preservation topics such as how community character, unique cities and towns and historic resources influence residents to remain in Massachusetts or settle here from elsewhere.

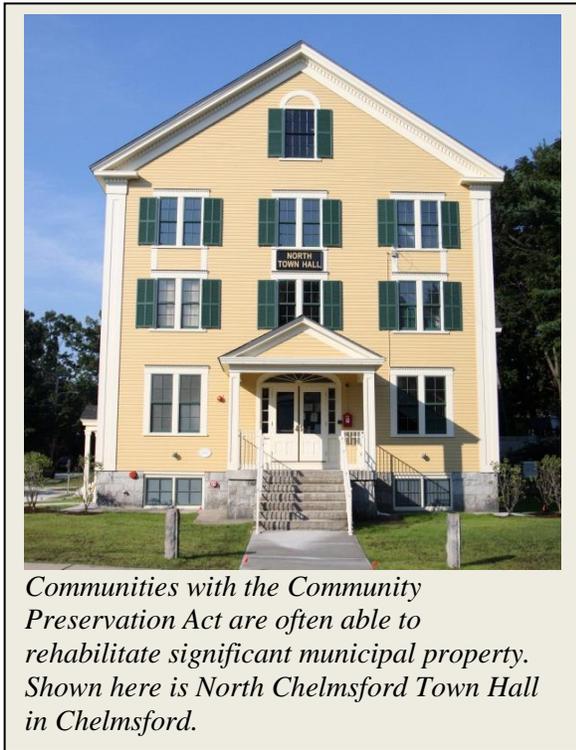
## Strengthening the Stewardship of Historic and Archaeological Resources

**Issue: Many state-owned historic properties suffer from deferred maintenance.**

The Commonwealth of Massachusetts contains approximately five million acres of land. One million acres of land are protected as conservation or park land. The protected land, primarily managed by the Department of Conservation and Recreation, contains many historic and archaeological resources. Yet, state funds to adequately maintain all of the properties are not available and deferred maintenance characterizes many sites.

**Issue: Many local government properties suffer from deferred maintenance.**

For those communities with the Community Preservation Act, historic resources such as libraries, schools, city halls, town halls, fire stations, monuments, burial grounds, and



park land now have a revenue source accessible through a local decision-making process that can be used for restoration or rehabilitation. However, in non-CPA communities, deferred maintenance of municipal property remains a common occurrence.

**Issue: Massachusetts School Building Authority gives cities and towns funding to build new schools and abandon historic school buildings.**

The MSBA frequently funds new school construction that follows MSBA boilerplate architectural design. This practice can result in the abandonment or demolition of historic

school buildings that are being replaced by the new construction. It can also result in adverse visual effects of the new school universal design in historic districts, without any consideration for using the historic context design concepts. The MHC can help towns find new buyers of their abandoned school buildings, such as developers who are likely to design a new use for a school, utilizing state and federal historic rehabilitation tax credits.

**Issue: Owners of historic homes lack a simple means of finding qualified tradespeople.**

Although homeowners own the vast majority of the historic resources statewide, there are few resources to assist them with the stewardship of their property. Even more troublesome is the fact that finding qualified contractors sensitive and knowledgeable regarding best practices may be difficult 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 technical assistance 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 useful.

## Protecting Historic Resources through Education and Public Awareness

**Issue: Most communities do not have a local non-profit preservation organization.**

Historic preservation efforts at the local level occur largely through local historical commissions. While a local historical commission is well-positioned for many preservation tasks, as a governmental three to seven member appointed board, there are many preservation approaches that are best handled by a local historic preservation non-profit organization. These include constituency building, fundraising, historic plaque programs, social events, public education and outreach, endangered resource programs, and contractor and trade recommendations. Of the 351 cities and towns in Massachusetts, only about ten have a local non-profit organization. These include the following:

Boston  
Historic Boston, Inc.  
Boston Preservation Alliance  
Dartmouth  
Dartmouth Heritage Preservation Trust  
Falmouth  
Falmouth Preservation Alliance  
Holyoke  
Holyoke Preservation Trust  
Lowell  
Lowell Heritage Partnership  
Nantucket  
Nantucket Preservation Trust  
New Bedford  
Waterfront Historic Action League  
Newburyport

Newburyport Preservation Trust  
Salem  
Historic Salem, Inc  
Springfield  
Springfield Preservation Trust  
Worcester  
Preservation Worcester

**Issue: The preservation community is often reactive in media relations.**

Quite often, the preservation community is faced with reacting to preservation issues already broadcast in the public media. There is currently no coordinated effort to proactively work with media outlets through a dedicated public relations professional who could demonstrate success stories and preservation benefits, locally and statewide. The results are negative coverage.



*Fun activities underway for children through the non-profit preservation organization, the Dartmouth Heritage Preservation Trust.*

**Issue: The Massachusetts Preservation Coalition has an essential role in the future of preservation.**

The Massachusetts Preservation Coalition, made up of preservation partners around the state, has been particularly effective at advocating for the Massachusetts Historic Preservation Tax Credit as well as

organizing the Statewide Historic Preservation Conference in 2013. Consensus by Coalition members on priority issues, projects, and legislation is needed for the Coalition to be most effective.

**Issue: Historic preservation stakeholders do not have adequate opportunities for preservation education.**

There is currently no coordinated effort to provide preservation education to the many groups that have a direct or indirect impact on historic preservation statewide. These stakeholder groups include realtors, contractors, architects, developers, homeowners, business owners, and municipal employees such as planning directors, town planners, building inspectors, zoning boards, planning boards, and community preservation committees.

**Issue: Local commission websites need more information.**

A review of municipal websites in 2014 found a substantial increase in the number of local historical commissions and historic district commissions that have a specific webpage. While this was a notable improvement, the review found that approximately 25% of municipalities still do not have a webpage that includes the local historical commission or historic district commission. Additionally, too many of the existing webpages contain only minimal information, such as a list of commission members and the year their term expires. A local commission webpage is an essential tool for education, outreach, and strengthening historic preservation efforts and needs to be a local commission priority.

**Issue: Historic preservation does not have a user friendly online presence in Massachusetts.**

For those who use the Massachusetts Historical Commission website regularly, the access to digital information remains abundant and useful. The online data of the Massachusetts Cultural Resource Information System (MACRIS) increased dramatically within the last five years. The MHC website also includes forms, FAQs, and basic program information. However, based on feedback from users, the website does not generate enthusiasm about historic resources and could be enhanced.

**Issue: Statewide Historic Preservation Conference is not an annual conference.**

The Massachusetts Preservation Coalition successfully held a Statewide Historic preservation conference in October, 2013 in Lexington, Massachusetts. It was the first statewide historic preservation conference since 2005. The need and interest in a statewide historic preservation conference was demonstrated by the number of people who registered as soon as registration opened. Registration for the conference reached its maximum number during the early-bird registration period. As a result, registration was forced to close and the conference could not accommodate the many additional people who wanted to attend. Unfortunately, an annual statewide historic preservation conference could not be sustained by the coalition and it was decided to hold a statewide conference only every other year. A state preservation conference was held in August, 2015 in Worcester and in Lowell in 2017. An annual statewide conference remains a great need for the preservation community.

## **Integrating Historic Preservation into Environmental Sustainability**

**Issue: Misperceptions persist that historic buildings cannot be energy efficient.**

While outreach efforts have been made to demonstrate that historic buildings are part of the solution to energy efficiency, misperceptions remain that new buildings and products must be more energy efficient, simply because they are new. At the local level, historic district commissions regularly hear from property owners, insistent that replacement windows must be installed for their energy efficiency. Yet, even among energy professionals, it is acknowledged that replacement windows are inferior compared to other energy-saving strategies.

In Vermont, historic preservationists from the state historic preservation office and statewide non-profit organization partnered with a statewide energy-efficiency organization to determine a list of best options for energy savings. A website and brochure are now available that describe how to save money and energy and why replacement windows do not yield the best return on investment. The statewide non-profit organization for Pennsylvania, with funding from the state historic preservation office, prepared a guidebook on the benefits of retaining original historic windows.

**Issue: Historic wood windows are continuing to be removed unnecessarily.**

According to the New England Window Restoration Alliance, making historic wood windows energy efficient may be as simple

as repairing broken glass, failed glazing, and inadequate weather stripping. Despite numerous studies demonstrating the economic and environmental advantages to restoring wood windows, the replacement of old-growth historic wood windows remains a common occurrence

**Issue: Photovoltaic systems are increasingly placed on historic buildings.**

An increasing number of local historic district commissions are receiving applications for roof-mounted photovoltaic systems on residential, commercial and industrial buildings. Many local historic district commissions have inadequate design guidelines for alternative energy systems. While many commissions are interested in how solar panels can be accommodated appropriately, some commissions have stated that no solar panels are acceptable in a local historic district. Local historic district commissions need to revise their design guidelines in ways that solar photovoltaic systems can be accommodated while at the same time historic resources are protected.

## **Strengthening Partnerships with Varied Organizations, Demographics and Interests**

**Issue: The public image of historic preservation is mixed.**

Historic preservation is, at times, perceived as unaccommodating of economic development, job creation, fixed incomes, and sustainable energy improvements. Yet, historic preservation is a job creator and can

increase the tax base. Historic preservation, energy conservation, and environmental protection are all linked together. The historic preservation community must reach out to varied organizations, seek common ground, and advocate together for the many shared goals.

**Issue: Opportunities exist to demonstrate that historic neighborhoods promote healthy adults and children.**

As noted in the *Step It Up! The Surgeon General's Call to Action to Promote Walking and Walkable Communities*, the public health community has recognized that walkable communities can be highly beneficial to improving health. As historic neighborhoods are particularly well-suited to encouraging more pedestrian activity as part of daily routines, the historic preservation community has an opportunity to partner with public health professionals to encourage more investment in historic neighborhoods.

## Including diverse cultural and ethnic communities in historic preservation efforts

**Issue: Many of the diverse communities that have contributed to Massachusetts history remain underrepresented in local historic resource inventories and in National Register of Historic Places listings.**

Despite ongoing efforts to identify, document, and recognize historic properties and sites associated with minority and immigrant populations, these associations still often are not fully researched or

acknowledged. This is particularly true of more recent historic immigrant communities whose arrival in Massachusetts dates to the mid-20<sup>th</sup>-century period.

**Issue: Historic communities and neighborhoods that presently have predominantly minority and/or immigrant populations should be better served by historic preservation programs.**

The economic, environmental, and social benefits of historic preservation should be an integral part of efforts to support and revitalize communities throughout Massachusetts. For traditionally underserved populations or emerging immigrant neighborhoods, partnering preservation best practices with programs supporting housing, and community development can contribute to well-being, quality of life, and a sense of place.

**Issue: Historic preservation would benefit from greater diversity among its practitioners, whether trained professionals, volunteer board and commission members, or committed advocates.**

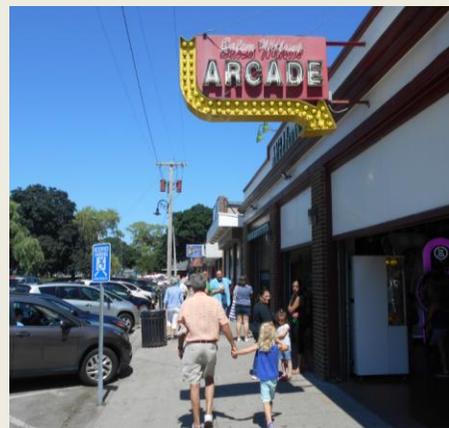
Historic preservation depends on a broad constituency concerned with community character, vibrant neighborhoods, and the specific qualities of distinctive and valued places. Widely broadening the appreciation of and expertise in the tools and methods of historic preservation is critical to keeping its practice vital in the 21<sup>st</sup> century.

Section 4

# Goals and Objectives



*Downtown Methuen*



*Salem Willows*



*Conway Tornado Damage*



*Coastal Erosion in Provincetown*

# Introduction

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 and offers 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.

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.

## **Historic Property Survey**

### **Goal 1: Identify and Document Historic and Archaeological Resources**

1. Establish, update and, expand communitywide and targeted historic and archaeological surveys.
2. Improve access to inventory information through MHC's web-based MACRIS database and MACRIS-maps GIS.
3. Prepare survey plans for communities initiating and updating comprehensive historic properties surveys.
4. Document the full range of historic resources by period, type, location, and association.
5. Provide technical and financial assistance to cities and towns undertaking historic resources surveys.

# **National Register of Historic Places**

## **Goal 2: Evaluate and Register Historic and Archaeological Resources**

1. Evaluate historic property significance using the National Register of Historic Places criteria.
2. Assist local historical commissions, Certified Local Governments, and the general public in understanding the evaluation and registration processes and the requirements for National Register eligibility opinions and listing.
3. List National Register-eligible properties in the National Register of Historic Places.
4. Encourage the listing of properties in the National Register of Historic Places through publications and workshops, and explore other vehicles, such as social media.
5. List the full range of resources by type, period, theme, association, and location to diversify the National Register program.
6. Reach out to underrepresented communities through public meetings and publications to publicize the National Register program. Recognize that translations of MHC's National Register materials into other languages may be necessary to reach diverse communities.
7. Encourage the listing of National Register districts—the most efficient vehicle for listing the most associated historic resources in a single effort.

# **Outreach and Collaboration**

## **Goal 3: Protect Historic Resources through Education, Collaboration, and Public Awareness**

1. Undertake public information programs to heighten public awareness of historic resources.
2. Develop new methods of outreach through social media, webinars, and the use of other technologies.
3. Develop a web presence that highlights statewide historic resources through inviting, accessible, and non-academic means.
4. Publicize preservation successes through local, regional, and state avenues.
5. Develop partnerships with a broad range of organizations to find common ground.
6. Collaborate with educational officials to bring local preservation into classroom activities.

7. Collaborate with local and regional land trusts and other open-space protection organizations on preserving cultural landscapes.

## **Advocacy**

### **Goal 4: Protect Historic Resources through Greater Advocacy**

1. Encourage the development of local or regional non-profit historic preservation advocacy organizations.
2. Provide training to individuals and organizations interested in local advocacy.
3. Advocate at the local, state, and national level for funding, policies, and regulations that support historic preservation.
4. Establish a statewide association of local historical and historic district commissions.
5. Develop and share data and statistics that can be utilized for historic preservation advocacy.

## **Stewardship**

### **Goal 5: Strengthen the Stewardship of Historic and Archaeological Resources**

1. Encourage and support state agencies, municipalities, and non-profit organizations to maintain their significant historic properties.
2. Develop programs or materials for homeowners on best practices for maintaining their significant historic properties
3. Improve state policies and regulations to encourage historic preservation.
4. Support the development of preservation trades programs that provide local jobs, workforce development, and a preservation option for historic property owners.

## **Funding**

### **Goal 6: Protect Historic Resources through Financial Support**

1. Administer, support, and publicize MHC's Massachusetts Preservation Projects Fund (MPPF).
2. Administer, support, and publicize MHC's Survey and Planning Grant program
3. Administer, support, and publicize the federal and state historic rehabilitation tax credit programs.
4. Seek the expansion of the state historic rehabilitation tax credit program through significantly increasing or removing the annual cap.
5. Encourage cities and towns to adopt the Community Preservation Act.
6. Provide technical support to cities and towns requiring preservation restrictions as a result of Community Preservation Act grant awards.

## **Climate Change and Disaster Preparedness**

### **Goal 7: Protect Historic Resources from Climate Change, Natural Disasters, and Human-Made Disasters**

1. Encourage vulnerability modeling, planning, policies, infrastructure, and regulations that will help protect significant historic resources from climate change, natural disasters, and human-made disasters.
2. Encourage owners of historic and archaeological resources to engage in disaster-preparedness planning.
3. Promote coordination and communication regarding disaster-planning best practices between cultural-resources stewards and emergency-management agencies.

## **Diverse Communities**

### **Goal 8: Include diverse cultural and ethnic communities in historic preservation.**

1. Collaborate with diverse communities to learn how historic preservation could improve quality of life, community, and economic opportunities.
2. Provide opportunities for historic preservation that can reflect a broader range of cultures, traditions, and ethnicity.
3. Develop multilingual publications and webpages to engage a broader audience.

## **Local Government Assistance**

### **Goal 9: Protect Historic and Archaeological Resources through Assisting Local Governments**

1. Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.
2. Provide technical assistance to cities and towns interested in establishing local historic districts, demolition delay bylaws, architectural preservation districts, and other local protection mechanisms.
3. Provide regional workshops to local commissions and municipal staff on Secretary of the Interior Standards, preservation planning, local historic districts, demolition delay bylaws, design review and other topics as needed.
4. Investigate additional means of training such as the use of webinars.
5. Facilitate peer information exchange among local commissions.
6. Administer, support, and publicize the Certified Local Government program.
7. Administer, support, and publicize the Massachusetts Preservation Projects Fund (MPPF) throughout Massachusetts targeting both urban and rural communities and municipalities and non-profit organizations.

## **Local Government Actions**

### **Goal 10: Protect Historic and Archaeological Resources through Local Governments**

1. Protect historic and archaeological resources through the passage and administration of local historic districts, demolition delay bylaws, architectural preservation districts, and other preservation local bylaws and ordinances.
2. Revise local bylaws and ordinances to encourage concentrated development, discourage sprawl, and revitalize commercial centers.
3. Attend training workshops offered by the Massachusetts Historical Commission.
4. Integrate historic preservation into the local planning and development process.
5. Revise local zoning to encourage adaptive re-use within urban neighborhoods and of underutilized buildings.
6. Adopt the Community Preservation Act as a source of funding for historic preservation projects.
7. If qualified, apply for status as a Certified Local Government through the Massachusetts Historical Commission.

## **Sustainable Development**

### **Goal 11: Encourage Sustainable Development through Historic Resources**

1. Demonstrate that historic resources are inherently sustainable through publicizing research data.
2. Seek collaborative efforts with energy-saving professionals, contractors, building officials, architects, and developers regarding best practices for rehabilitation and infill development.
3. Demonstrate that new housing construction and job creation in small and large cities is the most effective method of sustainable development.

## **Economic Development**

### **Goal 12: Encourage Economic Development through Historic Preservation**

1. Market statewide historic and cultural resources to both residents and out-of-state visitors.
2. Organize the many small historic and cultural institutions into larger heritage tourism efforts.
3. Demonstrate the need for additional infrastructure to support heritage tourism.
4. Develop niche heritage tourism themes such as genealogy, railroads, burial grounds, and bridges.
5. Undertake an economic-impact study regarding the economic benefits of historic preservation.

## **State & Federal Policies and Regulations**

### **Goal 13: Protect Historic & Archaeological Resources through State & Federal Policies and Regulations**

1. Review projects with state and/or federal involvement for their potential impact on historic and archaeological resources.
2. Encourage the use of preservation restrictions as a means of protecting significant historic and archaeological resources.
3. Monitor properties on which MHC holds preservation restrictions.
4. Develop creative and sensitive accessibility solutions for historic properties.
5. Provide technical assistance regarding the state building code as it relates to historic properties.

Section 5

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