

# LOCAL HISTORIC DISTRICT

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Town of Winchester Local Historic District Study Committee

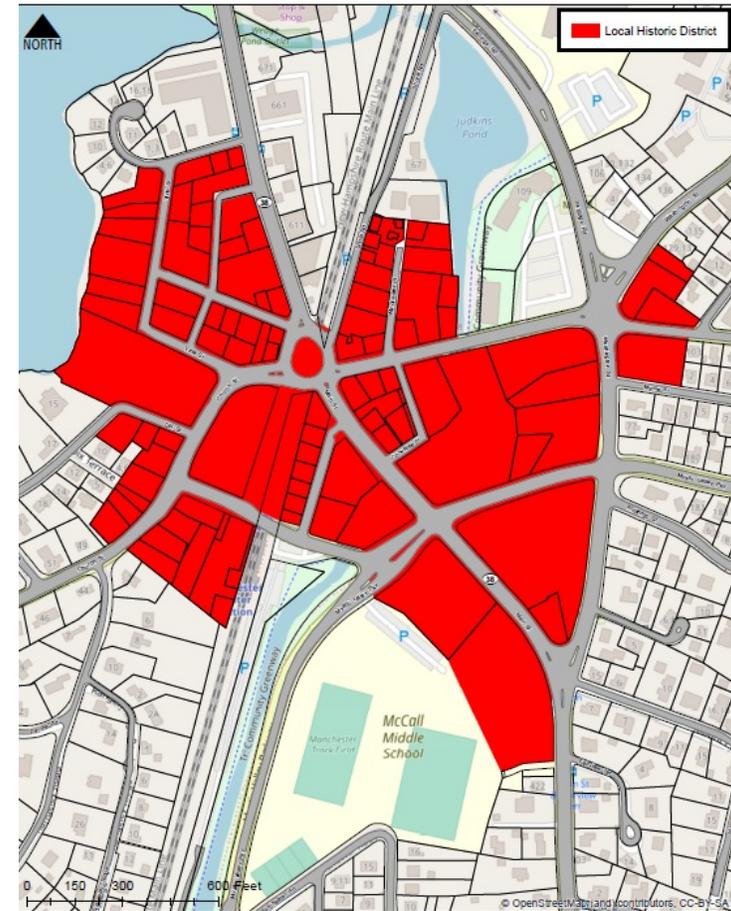
Thursday, December 12<sup>th</sup>

7PM

Winchester Town Hall

# What is a Local Historic District?

- A **local** bylaw that:
  - Defines a local historic district so that before any exterior architectural feature that is **visible from a public way** is altered, it must first be reviewed and approved by a local historic district commission.
- This process is in place so that unnecessary demolitions can be prevented and new construction or alterations can be reviewed.



**Preliminary boundaries for LHD**

# How is a Local Historic District Created?

**Step 1:** Select Board appoints a Local Historic District Study Committee.

- Done in Winchester in 2018

**Step 2:** Local Historic District Study Committee: ★

- Conducts property owner opinion survey
- Prepares educational materials
- Conducts informational meetings
- Select Board votes on continuation of the project
  - If approved, the Local Historic District Study Committee creates a study report

**Step 3:** The Local Historic District Study Committee submits the completed study report to the Massachusetts Historical Commission and the Planning Board.

**Step 4:** Public Hearing

**Step 5:** Warrant Article prepared and final report is submitted to Town meeting.

- A 2/3 majority is needed for approval

# Local Historic District vs National Register of Historic Places

## Local Historic District

- State designation through MGL Chapter 40C.
- If passed by a 2/3 majority, creates a Local Historic District Commission that reviews proposed exterior alterations in local historic district.
- Provides clear protection against specific kinds of alterations and demolitions.

## National Register of Historic Places

- Federal designation administered by the Secretary of the Interior through the Massachusetts Historic Commission and the State Historic Preservation Office
- Allows for:
  - Certain federal tax incentives related to rehabilitation
- Provides **limited protection** against unnecessary alterations or demolitions.

# Purpose and Benefits of a Local Historic District

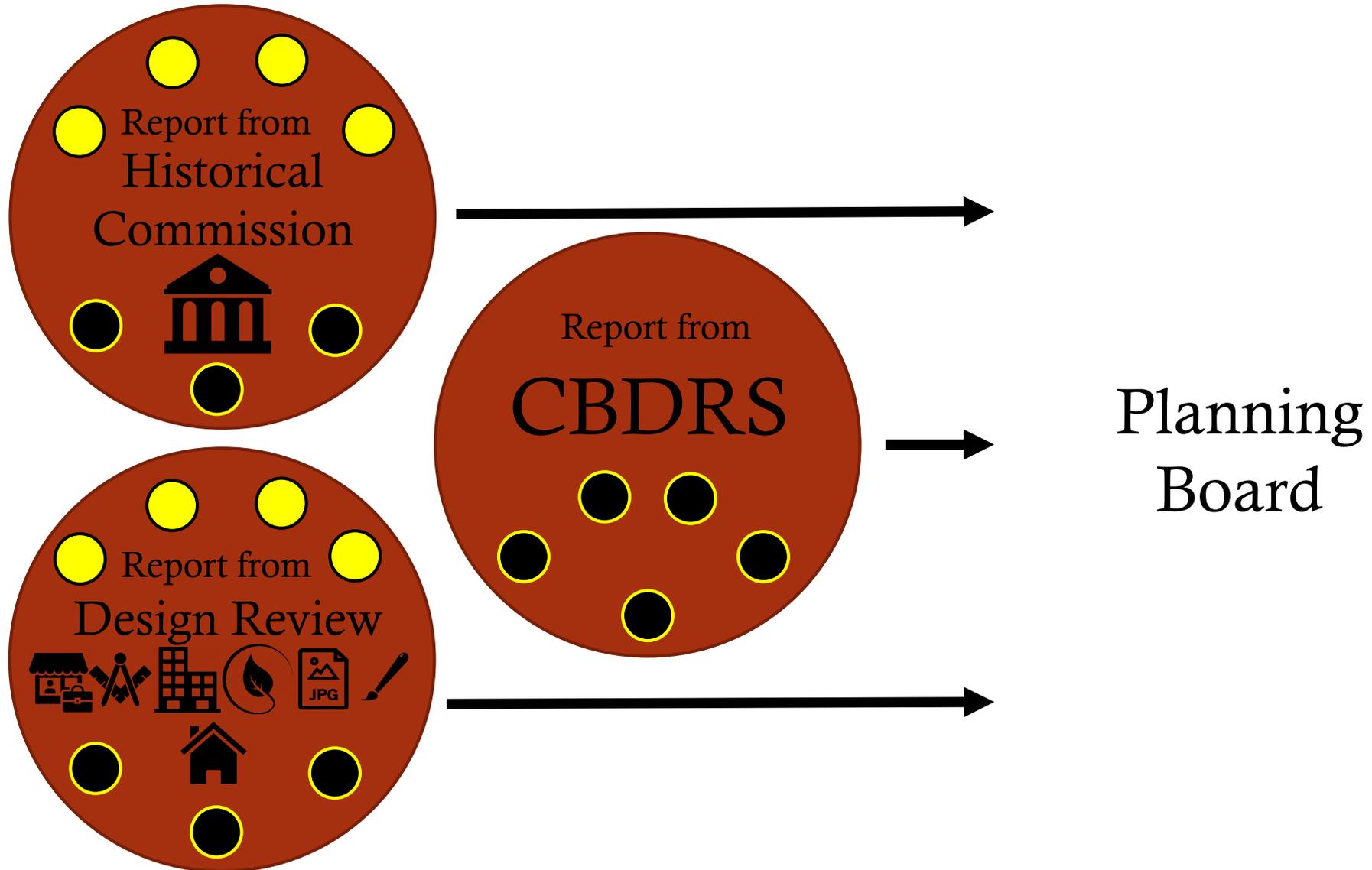
MGL Chapter 40C states the purpose of a LHD is to:

- Preserve and protect buildings and places significant to the history of the town
- Encourage new designs compatible with existing buildings in the LHD

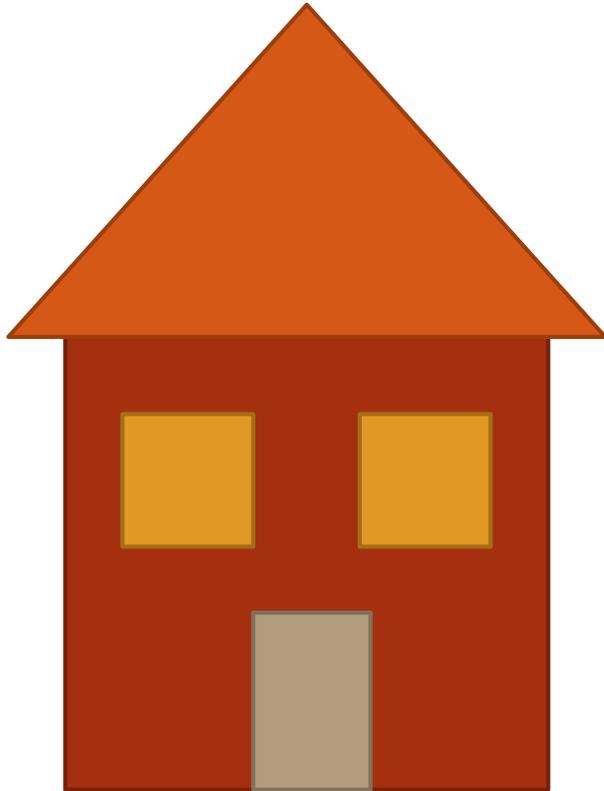
Potential benefits include (but aren't limited to):

- Preserving the character of an area within town
- Provide protection from demolitions and incompatible remodeling
- Provide aesthetic stabilization and assurance the district's built environment will be there for future generations to enjoy

# Current Process: Center Business District



# What does this mean for my property?



If your property is located in a local historic district and you want to make exterior changes **visible from a public way**, you would submit an application to the Local Historic District Commission.

The commission would then hold a public hearing (if applicable) to review the proposed changes.

The current bylaws would need to change to **maintain the number of reviews** by town agencies prior to a Planning Board decision.

# Next Steps

- Gauge public opinion through analysis of the survey
  - Revisit Local Historic District Proposed Boundary
- Meet with Select Board to review the results
  - Select Board will vote on if the Local Historic District Study Committee will move forward and begin the study report

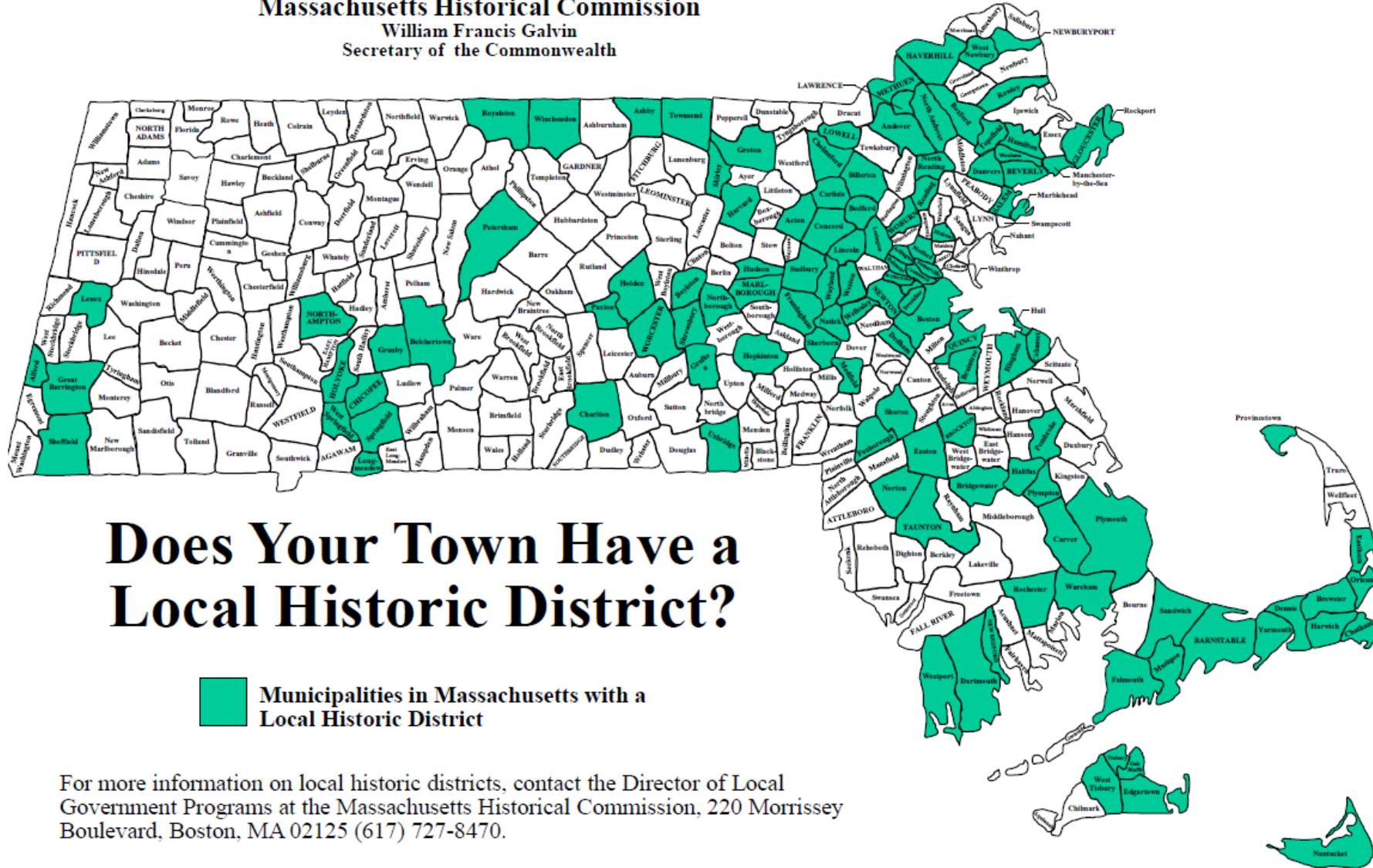
# QUESTIONS?

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Thank you for your time!

## Massachusetts Historical Commission

William Francis Galvin  
Secretary of the Commonwealth



# Does Your Town Have a Local Historic District?

 Municipalities in Massachusetts with a Local Historic District

For more information on local historic districts, contact the Director of Local Government Programs at the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125 (617) 727-8470.

This map is for general planning purposes only, based on material available to the Massachusetts Historical Commission. Submit corrections or updates to the Massachusetts Historical Commission.

March 9, 2012

# More information?

**Establishing Local Historic Districts in Massachusetts**

Sample Bylaws

Outline of the Process

Typical Concerns