

Massachusetts State Historic Preservation Plan 2011–2015



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On the cover:

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

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Highlands Historic District, Fall River

Introduction

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



The Paul Revere House located in the North End, Boston

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

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

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

The Massachusetts State Historic Preservation Plan 2011–2015

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

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

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

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

Creating the 2011-2015 Massachusetts State Historic Preservation Plan

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

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



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

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

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

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

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

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

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

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

- Fiscal Year 2006 – October 1, 2005 to September 30, 2006
- Fiscal Year 2007 – October 1, 2006 to September 30, 2007
- Fiscal Year 2008 – October 1, 2007 to September 30, 2008
- Fiscal Year 2009 – October 1, 2008 to September 30, 2009
- Fiscal Year 2010 – October 1, 2009 to September 30, 2010



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

History of Historic Preservation Planning in Massachusetts

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

1848

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

1863

The John Hancock House in Boston is demolished.

1876

The Old South Meetinghouse in Boston is saved from demolition.

1881

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

1891

The Trustees of Reservations is established.

1908

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

1909

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

1910

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

1925

USS Constitution is restored with public and private funds.

1927

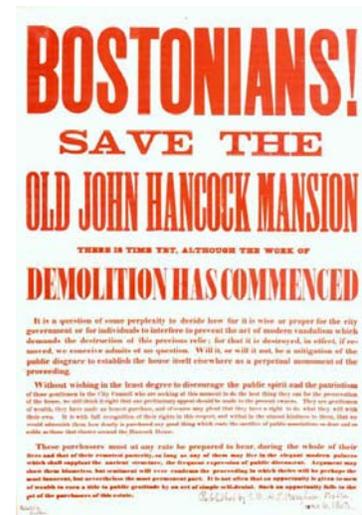
Relocated historic buildings are incorporated into Storrowtown in West Springfield.

1934

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

1938

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



1939

The Massachusetts Archaeological Society is founded.

1944

Historic Salem, Incorporated is founded.

1946

Old Sturbridge Village is opened to the public.

1947

Plimoth Plantation established.

1949

National Trust for Historic Preservation is founded.

1952

Historic Deerfield is incorporated.

1954

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

1955

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



Old Sturbridge Village



Old Corner Bookstore, Boston

1956

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

1959

Minute Man National Historical Park is established.

1960

Massachusetts General Law Chapter 40C – The Local Historic Districts Act is passed. Historic Boston Incorporated is founded and saves the Old Corner Bookstore from demolition.

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

Hancock Shaker Village in Pittsfield is founded.

1962

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

1963

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

1964

The Museum of African American History is founded.

1966

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

1969

Chapter 666 of the Acts of 1969/Massachusetts General Law Chapter 184 is passed providing statutory authority for historic preservation restrictions.
 The Worcester Heritage Society is founded. Today, it is known as Preservation Worcester.

1970

Governor Sargent declares a moratorium on highway projects within the Route 128 area.
 Plans to demolish downtown Newburyport as part of an urban renewal plan are reversed.



Downtown Newburyport

1971

The position of State Archaeologist is established through state law.
 The Massachusetts Historical Commission is established as the State Historic Preservation Office for the purpose of the National Historic Preservation Act.
 Plans to demolish downtown Salem are reversed.

1972

The Springfield Preservation Trust is founded.
 City Conservation League is formed to oppose demolition of Jordan Marsh building in Boston.

1973

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

1974

Martha's Vineyard Commission is established.

1975

Jordan Marsh building in Boston is demolished.

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

1976

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

Faneuil Hall Marketplace opens.

Boston University Preservation Studies Program is established.

1978

Boston Preservation Alliance is founded.

Lowell National Historical Park is established.

1979

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

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

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

City of Cambridge establishes the first demolition delay ordinance.



Neighborhood Conservation District, Cambridge

1981

The Massachusetts Association of Olmsted Parks is established.

1982

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

1983

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

City of Cambridge establishes an ordinance for neighborhood conservation districts.

Olmsted in Massachusetts-The Public Legacy is developed.

1984

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

1985

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

1986

The Blackstone River Valley National Heritage Corridor is established.

1987

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

1988

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

The Massachusetts Historical Commission promulgates new State Register review regulations.



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

1990

Cape Cod Commission is established.

1994

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

1995

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

2000

The Community Preservation Act is passed.

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

2004

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

2005

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

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

2010

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

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

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



Draper Mill, Hopedale

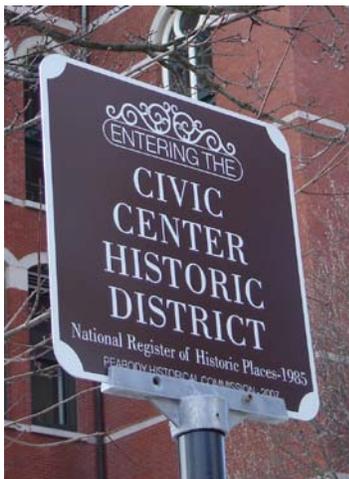
A Statewide Overview of Historic Preservation in Massachusetts

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

The Massachusetts Historical Commission

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

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



Civic Center National Register District, Peabody

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

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

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

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

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

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

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

Preservation Massachusetts, Incorporated

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

Municipal Governments

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



Tribal Historic Preservation Officers

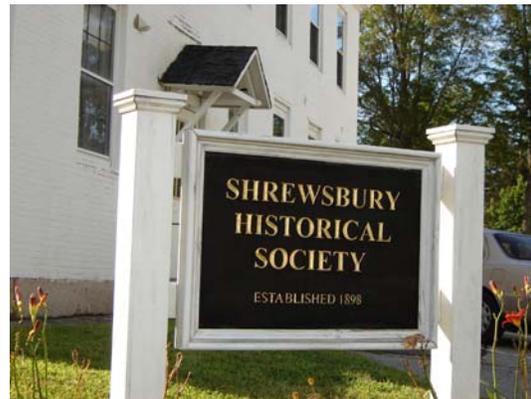
The Tribal Historic Preservation Officers are responsible for historic preservation on tribal property. This may include identifying significant properties, nominating properties to the National Register and consulting directly with federal agencies in a government-to-government relationship regarding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

Regional Planning Agencies

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

Local and Regional Organizations

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



State Agencies

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

Degree Programs

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

Creating the Advising Organizations List

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

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

State Historic Preservation Plan 2011-2015

Advisory Organizations

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

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

National Trust for Historic Preservation
Preservation Massachusetts
Trust for Public Land
The Trustees of Reservations
Tribal Historic Preservation Offices
Nipmuc Tribe - South Grafton
Stockbridge Munsee Band of Mohican Indians
Wampanoag Tribe of Gay Head (Aquinnah)
Mashpee Wampanoag Tribe
Degree Programs
Boston Architectural College
Boston University Preservation Studies
University of Massachusetts/Amherst – Public History
University of Massachusetts/Amherst - Design & Historic Preservation
University of Massachusetts/Boston – Public History



Downtown Manchester-by-the-Sea

Major Accomplishments

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

1. Identifying and Documenting Historic and Archaeological Resources

Additions to the Statewide Inventory

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

Electronic Submissions and Inventory File Scanning

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

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

Historic Property Survey Planning

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

Mid 20th Century Resources

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

2. Evaluating and Registering Historic and Archaeological Resources

Listings During the Last Planning Cycle

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



Leverett Center National Register District listed in 2008.

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

Middlesex Canal

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

National Register and Federal Investment Tax Credits

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

National Register and Massachusetts Preservation Projects Fund

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

Under-Recognized Property Types Listed

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

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

20th Century Properties

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

Survey and Planning Grants for National Register Nominations

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

Cumulative Listings

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

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

State and Federal Reviews at the Massachusetts Historical Commission

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

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



African Meeting House, Boston

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

Preservation Restrictions under MGL Chapter 184

MHC continued to fulfill its statutory review and approval role for preservation restrictions held by qualified organizations and governmental bodies under M.G.L. Chapter 184, sections 31-33.

Perpetual preservation restrictions remain an important and effective protective mechanism. The requirement of preservation restrictions as a condition of local Community Preservation grants, and the

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

State Building Code

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

4. Protecting Archaeological Sites

MHC reviews

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

State Archaeologist Permits

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

Bibliography of Archaeological Survey and Mitigation Reports

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

Archaeology Month

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



5. Protecting Historic Resources through Financial Support

Federal Investment Tax Credits and State Historic Rehabilitation Tax Credit

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

Massachusetts Preservation Projects Fund

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



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

Community Preservation Act

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



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

communities to create a local Community Preservation Fund with money raised through a surcharge of up to 3% on local property taxes. The state provides guaranteed annual CPA



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

preservation and open space preservation have resulted in preservation of a farmhouse with the accompanying agricultural open space.

MHC Survey and Planning Grants

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

National Trust for Historic Preservation Grants

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

Preserve America Grants

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

Save America's Treasures Grants

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

Regional Grant Programs

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

6. Protecting Historic Resources through Assisting Local Governments

Historic Preservation E-mail List

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

New Outreach Material for Local Preservation Commissions

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

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

Local Commission Training Workshops

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

Circuit Rider Program

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

Department of Conservation and Recreation Heritage Landscape Inventory

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

Regional Planning Agency Preservation Planners

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

Local Archaeological Review

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

7. Protecting Historic Resources through Local Government Actions

Local Regulations

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

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

Public Education and Advocacy

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

Reactivated Local Historical Commissions

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

New Certified Local Governments

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

8. Protecting the Rural Historic Landscape

Agricultural Lands

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



Agricultural land located in the town of Gill

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



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

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

Barns Program

The Preservation Massachusetts

Agricultural Commissions

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

Massachusetts Land Trust Coalition

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

Scenic Byways Projects

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

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

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



Salem, Massachusetts

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Federal and State Tax Credits

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

11. Encouraging Historic Preservation through Heritage Tourism

Visitors to Massachusetts

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

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

Preserve America Communities

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

Distinctive Destinations

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

Heritage Areas and Corridors

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

Historic Places for Historic Parties

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

Scenic Byways

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

12. Strengthening the Stewardship of Historic and Archaeological Resources

Local and State Funding Programs

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

Historic Curatorship Program

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

Public and Private Property Owners

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



A window removed for rehabilitation in Somerville.

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

13. Protecting Historic Resources through Education and Public Awareness

Statewide Preservation Coalition

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

Homeowner Education

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

Contractor Education

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

Most Endangered Program of Preservation

Massachusetts

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

Plaques and Marker Programs

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



The Ames Shovel Shop in Easton



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

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

Preservation Awards

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

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

Walking and Driving Tours

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

DCR Terra Firma Bulletins

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

Modern Architecture

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

Historic Property Survey Forms on the Massachusetts Historical Commission Website

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

Scanning National Register Nominations

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

Massachusetts Historical Commission Publications

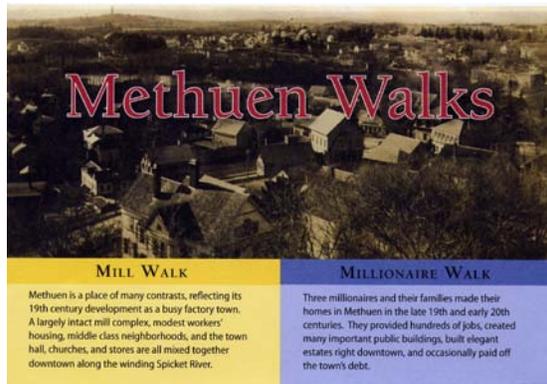
Numerous MHC publications were distributed during this planning cycle such as the annual State Register of Historic Places, Preservation Planning Manual, Preservation through Bylaws and Ordinances, Establishing Local Historic Districts, A Guidebook for Historic District Commissions, and Archaeology Month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

Press Releases

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

Statewide Consultants Directory

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



14. Sustainably Rehabilitating Historic Properties

Greening the Older Home Workshops

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

Preservation and Sustainability Forum

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



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

Neighborhood Preservation Partnership

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

The Challenges Ahead

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

1. Identifying and Documenting Historic and Archaeological Resources

Survey Activity

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

Communities with Outstanding Survey Needs

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

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

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

Local Historical Commissions

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

Funding Survey Projects

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

Technical Assistance, Training and Support

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

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

Professional Survey Contractors

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

Public and Non-Profit Owned Resources

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

Thematic Surveys

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

2. Evaluating and Registering Historic and Archaeological Resources

Every year, MHC evaluates some 110-120 properties for their National Register eligibility. And every year, MHC's NR staff reviews, processes, and moves toward completion on average about 35 nominations, while double that number comprise a backlog of nominations awaiting review,



Maritime resources in Fairhaven

editing, additional research, and/or final processing. Funding at both the local and state levels is a factor in the considerable backlog. At the local level, commissions do not have the funds necessary to hire a professional preservation consultant to prepare the nomination, meaning more time must be spent at the state level to produce a final nomination that meets the NPS's standards. At MHC, staff and funding constraints both limit the number of nominations that can be reviewed annually and brought to the State Review Board. Nevertheless, interest in the National Register program continues to grow, since the program is central to preservation planning activities statewide and the access

point for limited protection and grants opportunities for historic and cultural resources. While the volume of National Register nominations continues at a high level, a remarkable number of cities and towns in Massachusetts have yet to see listings of any of their historic resources in the

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

Older Nominations

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

Additional Education is Needed

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

Modernism

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



An example of modernist residential housing located in Lincoln

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

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

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

New or Little Recognized Property Types

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

3. Protecting Historic & Archaeological Resources through State & Federal Regulations Review and Compliance at the Massachusetts Historical Commission

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

Monitoring Existing Preservation Restrictions

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

Establishing Additional Preservation Restrictions

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

4. Protecting Archaeological Sites

Lack of Archaeological Survey

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



Fort Phoenix, Fairhaven

Archaeological Awareness

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

needed on the archaeology of Massachusetts.

Regulations Protecting Archaeological Sites

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

5. Protecting Historic Resources through Financial Support

Massachusetts Preservation Projects Fund

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

Community Preservation Act

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

Survey and Planning Grants

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

State and Federal Tax Credits

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

20th Century Buildings

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



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

6. Protecting Historic Resources through Assisting Local Governments

Technical Assistance to Local Historical Commissions

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

Circuit Rider Program

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

Heritage Landscape Inventory Program

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

7. Protecting Historic Resources through Local Government Actions

Local Historical Commissions

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

Inactive Local Historical Commissions

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

Demolition Delay Bylaws

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



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

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

Local Historic Districts

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

Local Historic District Commissions

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

Volunteers Needed

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

Other Regulatory Tools

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

8. Protecting the Rural Historic Landscape

Development Trends

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

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

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

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Urban and Industrial Areas

The majority of residents of Massachusetts live in urban areas. In many ways, the future of historic preservation in Massachusetts rests with the urban areas of the state. Large cities, medium sized cities, and the small industrial villages scattered throughout the state have the abundance of irreplaceable historic resources. As manufacturing practices adjust to modern requirements, many of these places face challenges in funding large-scale rehabilitation projects and maintaining vibrant neighborhoods. While urban revitalization success stories abound, decades of job losses and disinvestment are the common theme. The result is that many Massachusetts residents choose new housing constructed on former agricultural fields or woodlands while opportunities for infill housing and rehabilitation are unmet. A report by MassInc and the Brookings Institution released in 2007 focused on 11 historic mill cities and found many concerns regarding their economic status compared to other areas of the state.



Multi-family housing in the City of Worcester

11. Encouraging Historic Preservation through Heritage Tourism

Drawing Additional Heritage Visitors to Massachusetts

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



Shaker Village, Hancock

Economic Impact Study

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

12. Strengthening the Stewardship of Historic and Archaeological Resources

State Government Property

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

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

Local Government Property



*High Service Water Tower,
Lawrence*

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

State Government Policies

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

Historic Homeowners

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



13. Protecting Historic Resources through Education and Public Awareness

Statewide Preservation Coalition

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

Utilizing the News Media

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

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

Additional Training Needed

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

Plaque Programs, Walking Brochures, and Other Local Education Efforts

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

Municipal Websites

Over the past five years, most municipalities now have an official city or town website. However, a review of municipal websites demonstrated that many do not include a webpage for the local historical commission or the historic district commission even when other boards and commissions are listed. A local commission webpage is a valuable tool for education, outreach, and strengthening historic preservation efforts and needs to be a local commission priority.

Massachusetts Historical Commission Website

Improvements to the Massachusetts Historical Commission website are needed including a more user-friendly format for the citizens of Massachusetts. The website as currently constructed assumes a level of historic preservation knowledge most visitors are unlikely to have. While great progress has been made in accessing digitally converted text and photo files of historic property inventory files through the MHC website, this remains a multi-year project to complete the state.

Statewide Historic Preservation Conferences

Although annual statewide historic preservation conferences were held from 1999 to 2005, MHC has been unable to maintain this event due to staffing issues. Yet, there is a great need for bringing the volunteer and professional statewide preservation community together for training, networking, and inertia. The continued success of other annual conferences for the land trust community, planning boards, and conservation commissions demonstrates that an annual historic preservation conference for the state would be a great benefit.

Massachusetts Historical Commission Newsletter

Staffing changes at MHC have presented numerous challenges to publishing a timely hardcopy newsletter. It has now been several years since the Preservation Advocate, MHC's newsletter has been published. While the e-newsletter has helped fill this gap, there remains a need for a more in-depth bi-annual SHPO newsletter.

Basic Historic Preservation Inquiries

Despite educational and outreach efforts, continued confusion over the National Register of Historic Places and Local Historic Districts remains.

14. Sustainably Rehabilitating Historic Properties

Historic Buildings are Green Buildings

Historic buildings remain under great threat with the recent focus on green energy-efficient buildings. Yet, new construction built in a completely car dependent outer suburban area will likely be considered a green building. Yet, the historic building located in an urban setting is seen as an energy waster. With the advertising and misinformation about how best to accomplish energy-efficiency, the general public has an imbalanced perspective regarding

historic buildings. This is particularly true for window replacements, deep energy retrofits and where insulation is appropriate. Historic buildings are most often inherently green through their embodied energy, walkable locations, quality construction, and natural materials. By upgrading mechanical systems, sealing air infiltration and insulating appropriate areas, historic buildings can outperform many new buildings. Yet, this message is not getting through effectively by the preservation community even though energy auditors are stating similar conclusions. While the rating system for sustainable buildings, LEED, is now recognizing the inherent sustainability of historic buildings compared to new construction but there is a long way to go towards making the point system an even playing field.

Window Replacements

The replacement of historic windows remains a great concern as old growth wood windows, fully capable of rehabilitation and weather sealing, are removed and discarded. With the financial incentives and extensive marketing, property owners will continue to purchase replacement windows even when other strategies have a much better cost benefit analysis for saving energy and money. The preservation community needs a vocal, proactive, and broader message regarding the benefits of retaining original windows.

Deep Energy Retrofits

Other concerns include deep energy retrofits. Better documentation and monitoring of the impacts of deep energy retrofits are needed. Some deep energy retrofits are clearly not preservation friendly and do not meet the Secretary of the Interior Standards. Other energy retrofit techniques may be acceptable. However, further research is needed into what short and



long-term damage may result as well as simple cost/benefit analysis.

Alternative Energy Systems

Guidelines are also needed regarding alternative energy systems such as accommodating solar panels on historic buildings. The historic preservation community needs to recognize that new installations, while visible, can still meet the Secretary of the Interior Standards.

Collaboration with the Energy Community

Too often, historic preservation is pitted against green energy. Yet, recent discussions suggest that there are many common goals and much that can be learned from each other. The historic preservation community must reach out to the green energy community to clarify common ground and then how best to market this message out to the public and policy makers collaboratively.

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

Native American

With a past stretching back 10,000 years in Massachusetts, Native Americans have a distant past and a recent past that offers perspectives for all residents of Massachusetts to learn and appreciate. Yet, additional efforts are needed that can help to identify, document, and educate regarding the Native American historic and archaeological resources present statewide.

Demographics

Massachusetts remains an immigrant state. In fact, if not for the additional immigrant populations entering and residing in Massachusetts, the state would be losing population. In the

last federal census, the percentage of foreign-born persons residing in the state was 12.2%. This offers both opportunities and challenges for historic preservation efforts. As the history of the state is directly tied to immigrant populations arriving here, historic preservation can be brought right into the present. However, while there are some exceptions, the historic preservation community is in general not reaching out to new arrivals. Additional materials and methods are needed that engage specific audiences.

Statewide Goals and Objectives

After reviewing the major accomplishments over the past five years, considering the current challenges we face, this section looks ahead to the next five years for what needs to be done, who is best suited to accomplish it, and a benchmark for how to reflect on the status of historic preservation five years from now.

These Statewide Goals and Objectives can only be accomplished through the commitment of many local, regional, and statewide organizations involved in historic preservation. Partnerships are essential. So, too, is the recognition that each organization has unique strengths that will collectively bring us closer to reaching these goals. For the first time, this State Historic Preservation Plan identifies the organization(s) responsible or best-suited to accomplish each objective.

It should be noted that some of the Massachusetts Historical Commission objectives found here represent core responsibilities of the Massachusetts Historical Commission. These are included here because the Statewide Goals and Objectives are referred to regularly and, most importantly, form the basis of our Annual Work Programs. Each task included in our Annual Work Program must refer back to the Goals and Objectives of this State Historic Preservation Plan.

Organization Key

BPA – Boston Preservation Alliance

BSA - Boston Society of Architects

CCMHT – Cape Cod Modern House Trust

CLG - Certified Local Government

COSTEP – Coordinated Statewide Emergency Preparedness

CPC – Community Preservation Coalition

CPC-Community Preservation Committee

DHCD – Department of Housing and Community Development

DOCOMOMO – Documentation and Conservation of the Modern Movement

DAR – Department of Agricultural Resources

DCR – Department of Conservation and Recreation

FEMA – Federal Emergency Management Agency

FOMA – Friends of Modern Architecture

HBI – Historic Boston Incorporated

HNE – Historic New England

LCPC – Local Community Preservation Committee

LHC – Local Historical Commissions

LHDC – Local Historic District Commissions

LT – Land Trusts

MAAB – Massachusetts Architectural Access Board

MACDC – Massachusetts Association of Community Development Corporations

MADOT – Massachusetts Department of Transportation

MCIA – Massachusetts Commission on Indian Affairs

MEMA – Massachusetts Emergency Management Agency

MHC – Massachusetts Historical Commission
 NPO – Non Profit Organization
 NTHP – National Trust for Historic Preservation
 PM – Preservation Massachusetts
 RPA – Regional Planning Agencies
 THPO – Tribal Historic Preservation Office
 TPL – Trust for Public Land
 TTOR – Trustees of Reservations

1. Identifying and Documenting Historic and Archaeological Resources

Goal: Support ongoing historic and archaeological resource identification and documentation and its integration into local, regional, and statewide preservation planning.		
Objectives:		Organization
1	Initiate, maintain, update, and expand a community-wide inventories of historic and archaeological resources using MHC guidelines and inventory forms in accordance with NPS standards for the identification and evaluation of cultural resources.	<i>LHC MHC</i>
2	In communities with little or no survey, prepare a community-wide survey plan that targets priority properties for survey, identifies significant historic themes, and establishes a phased approach to completing the identified goals.	<i>LHC MHC</i>
3	Seek local and state funding for professional assistance in preparing survey forms such as local fundraising, municipal funds, community preservation act funds, and survey and planning grants.	<i>LHC</i>
4	Provide technical assistance to cities and towns engaged in initiating, updating, expanding, or maintaining their inventories of historic and archaeological resources.	<i>MHC</i>
5	Deliver the introductory survey training module to local historical commissions on a regularly scheduled basis throughout the state.	<i>MHC PM</i>
6	Complete an update of the Historic Property Survey Manual that reflects changes in survey methods and technologies, including digital photography, GIS mapping, and internet-based research.	<i>MHC</i>
7	Undertake surveys of historic and archaeological resources owned by municipal, state, federal, and non-profit land holding organizations, including regional and local conservation land trusts.	<i>MHC, LHC, NPO State and Federal Agencies</i>
8	Continue to support the use and further refinement of dendrochronology dating as a tool in historic architectural research and building analysis.	<i>MHC</i>
9	Support and sustain an active community of professional survey	<i>MHC</i>

	contractors to undertake projects and maintain high standards of field documentation and research.	
10	Undertake plans and surveys that address the full range of local resources by type, period, theme, and location.	<i>LHC</i> <i>MHC</i>
11	Undertake thematic surveys associated with historic industry-related resources, agricultural resources and rural historic landscapes, transportation and service infrastructure, commercial properties, designed landscapes, resources with ethnic associations, properties associated with African-American history, properties associated with historic Native American history, and mid-20 th century resources in general.	<i>MHC</i> <i>HNE</i> <i>FOMA</i> <i>THPO</i> <i>MCIA</i> <i>DOCOMOMO</i> <i>CCMHT</i>

2. Evaluating and Registering Historic and Archaeological Resources

Goal: Support ongoing historic and archaeological resource evaluation and registration into local, regional, and statewide preservation planning.		
Objectives:		Organization
1	Evaluate historic property significance through the National Register of Historic Places criteria.	<i>MHC</i> <i>CLG</i>
2	List National Register eligible properties in the National Register of Historic Places.	<i>MHC</i> <i>CLG</i>
3	Assist local commissions in understanding the requirements for national register eligibility opinions.	<i>MHC</i>
4	Assist local commissions in listing eligible properties in the National Register.	<i>MHC</i>
5	Improve documentation for pre-1986 National Register nominations.	<i>MHC</i>
6	Encourage National Register nominations that develop contexts for 20 th -century resources.	<i>MHC</i>
7	Encourage National Register nominations that develop contexts for resources associated with the state's ethnic history including Native Americans, African Americans, and other groups.	<i>MHC</i>
8	Improve the capacity of the Massachusetts Historical Commission to edit and forward National Register nominations to the National Park Service promptly.	<i>MHC</i>
9	Inform the public about the benefits of the National Register program.	<i>MHC, PM, LHC,</i> <i>NTHP</i>
10	Prepare nominations through volunteer efforts or with professional assistance.	<i>LHC</i>
11	Seek funding sources for professional assistance in preparing national register nominations.	<i>LHC</i>

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

Goal: Improve the effectiveness of federal and state regulations protecting significant historic and archaeological resources.		
Objectives:		Organization
1	Review projects with state and/or federal involvement for their impact on historic and archaeological resources.	<i>MHC</i>
2	Investigate additional methods for increasing public information regarding procedures for state and federal reviews.	<i>MHC</i>
3	Develop and revise programmatic agreements with federal and state agencies that will reduce staff commitments while still providing adequate review to protect historic resources.	<i>MHC</i> <i>State Agencies</i> <i>Federal Agencies</i>
4	Increase the capacity of the Massachusetts Historical Commission to review, comment, and approve preservation restrictions.	<i>MHC</i>
5	Encourage the use of incentive programs such as the donation of preservation restrictions or conservation easements for significant properties.	<i>MHC</i>
6	Monitor properties on which MHC holds a preservation restriction.	<i>MHC</i>
7	Develop a manual and guidelines for submitting preservation restrictions to the MHC.	<i>MHC</i>
8	Develop creative and sensitive accessibility solutions for historic properties.	<i>MHC</i> <i>MAAB</i>
9	Provide technical assistance regarding the state building code as it relates to historic properties.	<i>MHC</i>

4. Protecting Archaeological Sites

Goal: Strengthen initiatives for the protection of significant archaeological resources.		
Objectives:		Organization
1	Provide public information regarding the importance of saving archaeological sites.	<i>MHC</i>
2	Adopt archaeological review bylaws for the protection of significant archaeological sites.	<i>Municipalities</i>
3	Identify significant sites and initiate outreach to property owners as a first step towards developing long-term preservation plans for site protection.	<i>MHC</i>
4	Encourage land conservation tools that can also preserve significant archaeological sites.	<i>MHC</i>
5	Computerize the MHC archaeological data files through databases and GIS mapping.	<i>MHC</i>
6	Initiate thematic historical archaeological surveys to locate and identify sites associated with women, children, African Americans, and other groups for which documentation is unrepresentative or inaccurate, and for periods and site types that are well-suited to historical archaeological study.	<i>MHC</i>
7	Coordinate with the Massachusetts Historical Commission on known and potential archaeological sites.	<i>LHC</i>

8	Prepare comprehensive, community-wide archaeological surveys with qualified consultants and in partnership with the MHC.	<i>LHC</i>
9	Collaborate on identifying and protecting significant Native American sites.	<i>THPO, MCIA, MHC, LHC</i>
10	Develop archaeological national register nominations where archaeological potential is high.	<i>MHC</i>

5. Protecting Historic Resources through Financial Support

Goal: Provide adequate levels of funding and incentives to support historic preservation activities across the state.		
Objectives:		Organization
1	Administer, support, and publicize the preservation of significant historic properties under non-profit and municipal ownership through the Massachusetts Preservation Projects Fund (MPPF).	<i>MHC</i>
2	Administer, support, and publicize the Survey and Planning Grant program for Certified Local Governments and, when funding is available, for Non-Certified Local Governments.	<i>MHC</i>
3	Utilize federal transportation enhancements to fund eligible historic preservation projects.	<i>RPA MADOT</i>
4	Administer, support, and publicize the federal investment tax credit and the state historic rehabilitation tax credit programs.	<i>MHC</i>
5	Seek the expansion of the state historic tax program through significantly increasing or removing the annual cap.	PM
6	Assist cities and towns in adopting the Community Preservation Act.	CPC
7	Revise the Community Preservation Act to provide increased financial incentives to urban areas.	CPC

6. Protecting Historic Resources through Assisting Local Governments

Goal: Assist local governments, particularly historical commissions, historic district commissions, and community preservation committees in protecting their significant historic resources through technical expertise and effectiveness.		
Objectives:		Organization
1	Encourage and assist communities in adequately identifying and documenting their historic resources, planning for their protection, and advocating for protective mechanisms.	<i>MHC</i>
2	Provide technical assistance to cities and towns interested in establishing a local historic district, demolition delay bylaw, architectural preservation district, and other local protection mechanisms.	<i>MHC</i>
3	Provide regional workshops to local commissions on preservation planning, local historic districts, demolition delay, and other topics as needed.	<i>MHC</i>
4	Facilitate peer information exchange among local commissions.	<i>MHC</i>
5	Administer, support, and publicize the Certified Local Government Program.	<i>MHC</i>

6	Amend the State Historic Districts Act (M.G.L. Ch. 40C) to make its structure more useable and to clarify key technical and procedural areas.	<i>MHC</i> <i>PM</i> <i>LHDC</i>
7	Educate local historical commissions, historic district commissions, and community preservation committees about the effectiveness of preservation restrictions.	<i>MHC</i>
8	Establish a statewide association of local historical and historic district commissions.	<i>LHC</i> <i>LHDC</i>

7. Protecting Historic Resources through Local Government Actions

Goal: Establish outreach, policies and regulations at the local level recognizing that the strength of historic preservation is at the local level.		
Objectives:		Lead Organization
1	Protect significant properties through the passage of local historic districts, demolition delay, architectural preservation districts, and other preservation local bylaws and ordinances.	<i>LHC</i> <i>LHDC</i>
2	Administer the demolition delay bylaw to best protect significant historic resources.	<i>LHC</i>
3	Administer regulatory design review within local historic districts to best protect significant historic resources and areas.	<i>LHDC</i>
4	Attend training workshops offered by the Massachusetts Historical Commission, Preservation Massachusetts, and other organizations.	<i>LHC</i> <i>LHDC</i>
5	Revise zoning bylaws and ordinances that will encourage concentrating development, discourage sprawl, and revitalize commercial centers.	<i>LHC</i>
6	Integrate historic preservation concerns into the planning and development process.	<i>LHC</i>
7	Undertake public information programs such as walking tours, neighborhood brochures, preservation awards, websites or DVDs to heighten public awareness of historic resources.	<i>LHC</i>
8	Adopt the Community Preservation Act in order to fund historic preservation projects.	<i>LHC</i>
9	Fund historic preservation projects through the Community Preservation Act.	<i>CPC</i>
10	Apply for status as a Certified Local Government through the Massachusetts Historical Commission when the minimum requirements to become a CLG are met.	<i>LHDC</i>
11	Apply for funding through the Survey and Planning Grant program for survey, national register nominations, planning projects, and public education projects.	<i>LHC</i> <i>LHDC</i>

8. Protecting the Rural Historic Landscape

Goal: Strengthen efforts for the preservation of Massachusetts's rural historic landscapes.		
Objectives:		Lead Organization
1	Acquire landscapes that have significant historic resources or associations.	<i>Land Trusts</i> <i>TTOR, TPL, CPC</i>

2	Acquire agricultural preservation restrictions on significant historic farmland.	<i>DAR CPC</i>
3	Partner with the land trust community to preserve open space, rural landscapes, and historic structures.	<i>MHC, CPC Land Trusts</i>
4	Advocate for the preservation of rural historic landscapes.	<i>MHC, PM, DCR, DAR, CPC</i>
5	Restart the Heritage Landscape Inventory Program.	<i>DCR</i>

9. Protecting Historic and Archaeological Resources from Detrimental Natural Processes

Goal: Heighten the state's ability to address the effects of natural processes on historic and archaeological resources and its preparedness for responding to natural and other disasters impacting Massachusetts's historic and archaeological resources.		
Objectives:		Lead Organization
1	Educate organizations regarding the need for disaster planning.	<i>FEMA, MEMA COSTEP</i>
2	Participate in the Massachusetts COSTEP Advisory Group to foster a statewide disaster preparedness planning process for cultural resources including historic properties and sites that addresses disaster mitigation, preparedness, response and recovery.	<i>FEMA, MEMA MHC, COSTEP</i>
3	Support training to raise the awareness of the emergency management community of the needs of historic properties and sites in disaster situations, and to raise the awareness of stewards of historic properties and sites of the disaster response framework and concerns of the emergency management community.	<i>FEMA, MEMA COSTEP</i>
4	Encourage organizations that have stewardship of historic properties and sites to develop formal, written disaster plans and to file copies of their plans with their municipal emergency management director.	<i>FEMA, MEMA COSTEP</i>
5	Encourage and support ongoing dialog between organizations that have stewardship of historic properties and sites and their local, municipal emergency management director to develop protocols for procedures and communication in the event of a local disaster.	<i>FEMA, MEMA COSTEP</i>
6	Encourage local historical commissions to take a lead role in strengthening relationships between historic property and site stewards, municipal authorities and emergency managers.	<i>FEMA, MEMA COSTEP</i>

10. Revitalizing and Protecting Historic Urban and Industrial Areas

Goal: Incorporate specific historic preservation objectives in community revitalization and economic development efforts.		
Objectives:		Lead Organization
1	Provide federal and state historic tax credits that rehabilitate urban and industrial areas.	<i>MHC</i>
2	Coordinate revitalization policies, tax credits, grants, and community development plans so that projects can have the largest impact throughout the community.	<i>MHC MACDC DHCD</i>
3	Provide economic development strategies that discourage greenfield development and encourage the rehabilitation of historic industrial	<i>DHCD</i>

	properties.	
4	Increase the use of CDBG fund for historic preservation purposes.	<i>DHCD, LHC</i>
5	Provide resources that help to clean up brownfield sites.	<i>DEP CPC</i>
6	Demonstrate that investing in small and large cities offers the best method of encouraging sustainable development.	<i>DHCD, MHC</i>
7	Revise local zoning to encourage adaptive re-use in urban neighborhoods or underutilized buildings.	<i>LHC</i>
8	Provide technical assistance on downtown revitalization and economic development.	<i>DHCD</i>

11. Encouraging Historic Preservation through Heritage Tourism

Goal: Increase heritage tourism to Massachusetts and recognize it as an integral component of the travel and tourism industry and the state's economy.		
Objectives:		Lead Organization
1	Market statewide historic and cultural resources to both residents and out of state visitors.	<i>MOTT</i>
2	Organize the many small historic and cultural institutions into larger heritage tourism efforts.	<i>MOTT</i>
3	Demonstrate the need for additional infrastructure that will support heritage tourism.	<i>MOTT</i>

12. Strengthening the Public Stewardship of Historic and Archaeological Resources

Goal: Increase the care provided to historic and archaeological resources by property owners and interested parties.		
Objectives:		Lead Organization
1	Educate state agencies, municipalities, and non-profit organizations as to their historic preservation responsibilities.	<i>MHC</i>
2	Minimize the impediments to historic preservation within existing state policies and regulations.	<i>All State Agencies</i>
3	Seek local, state, and other funding sources that can adequately maintain municipally owned property.	<i>LHC</i>
4	Provide training to homeowners regarding best preservation practices.	<i>MHC, HNE, LHC PM</i>
5	Partner with statewide, regional, and local organizations on historic preservation initiatives.	<i>Various</i>

13. Protecting Historic Resources through Education and Public Awareness

Goal: Heighten public awareness, understanding, and appreciation of the state's historic and archaeological resources and their methods of preservation.		
Objectives:		Lead Organization
1	Develop public information regarding the identification, evaluation, and protection of historic properties.	<i>MHC</i>
2	Organize Preservation Award programs to highlight significant accomplishments, achievements, and best practices	<i>MHC, PM, LHC, other local and Regional organizations</i>

3	Provide public and private schools with material on local history so that it can be incorporated into the curriculum.	<i>LHC</i>
4	Promote Archaeology Month to educate the public about the importance of preserving archaeological resources in the state.	<i>MHC</i>
5	Develop public information efforts such as walking tours, newspaper articles, neighborhood architectural brochures, preservation awards or cable access programming to heighten public awareness of historic preservation activity in their communities.	<i>LHC</i>
6	Collaborate with building owners and managers on the best practices for rehabilitation of 20 th Century buildings.	<i>BSA BPA</i>
7	Improve the website of the Massachusetts Historical Commission by making it more user-friendly to the general public and by increasing the content of information available.	<i>MHC</i>
8	Continue development of the Massachusetts Cultural Resources Information System (MACRIS) including ongoing data entry and to expand its GIS capabilities with a public interface.	<i>MHC</i>
9	Continue efforts to scan and make the digitally converted text and photo files of its historic properties inventory fully accessible through its MACRIS web interface	<i>MHC</i>
10	Reinstate the annual statewide historic preservation conference.	<i>MHC, PM</i>
11	Provide municipal departments, staff, boards, and the general public with secure access to the local inventory.	<i>LHC</i>
12	Organize activities focused on the fiftieth anniversary of the Massachusetts Historical Commission.	<i>MHC</i>

14. Sustainably Rehabilitating Historic Properties

Goal : Educate the Public that Historic Properties are inherently sustainable.		
Objectives:		Lead Organization
1	Present workshops around the state regarding the sustainability of historic properties.	<i>MHC HNE NTHP</i>
2	Collaborate with energy saving organizations on determining best practices that are sustainable, eco-friendly, and preserve significant resources.	<i>BPA, MHC, NTHP HNE</i>
3	Investigate research methods that will gather data on the cost benefit analysis and reversibility of energy retrofits.	<i>HNE, BPA</i>
4	Collaborate on energy and building code issues as they relate to significant historic resources.	<i>MHC</i>
5	Encourage sustainable development that includes revitalizing urban neighborhoods and the construction of infill development.	<i>MHC DHCD MACDC</i>

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

Goal: Provide opportunities for diverse cultural and ethnic communities to participate in and contribute to historic preservation activities.		
Objectives:		Lead Organization
1	Connect with diverse communities to learn how historic preservation	<i>BPA</i>

	could improve quality of life, community and economic opportunities.	<i>HBI</i>
2	Provide opportunities for historic preservation that can reflect a broader range of cultures, traditions, and ethnicity.	<i>HBI, MACDC</i>

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