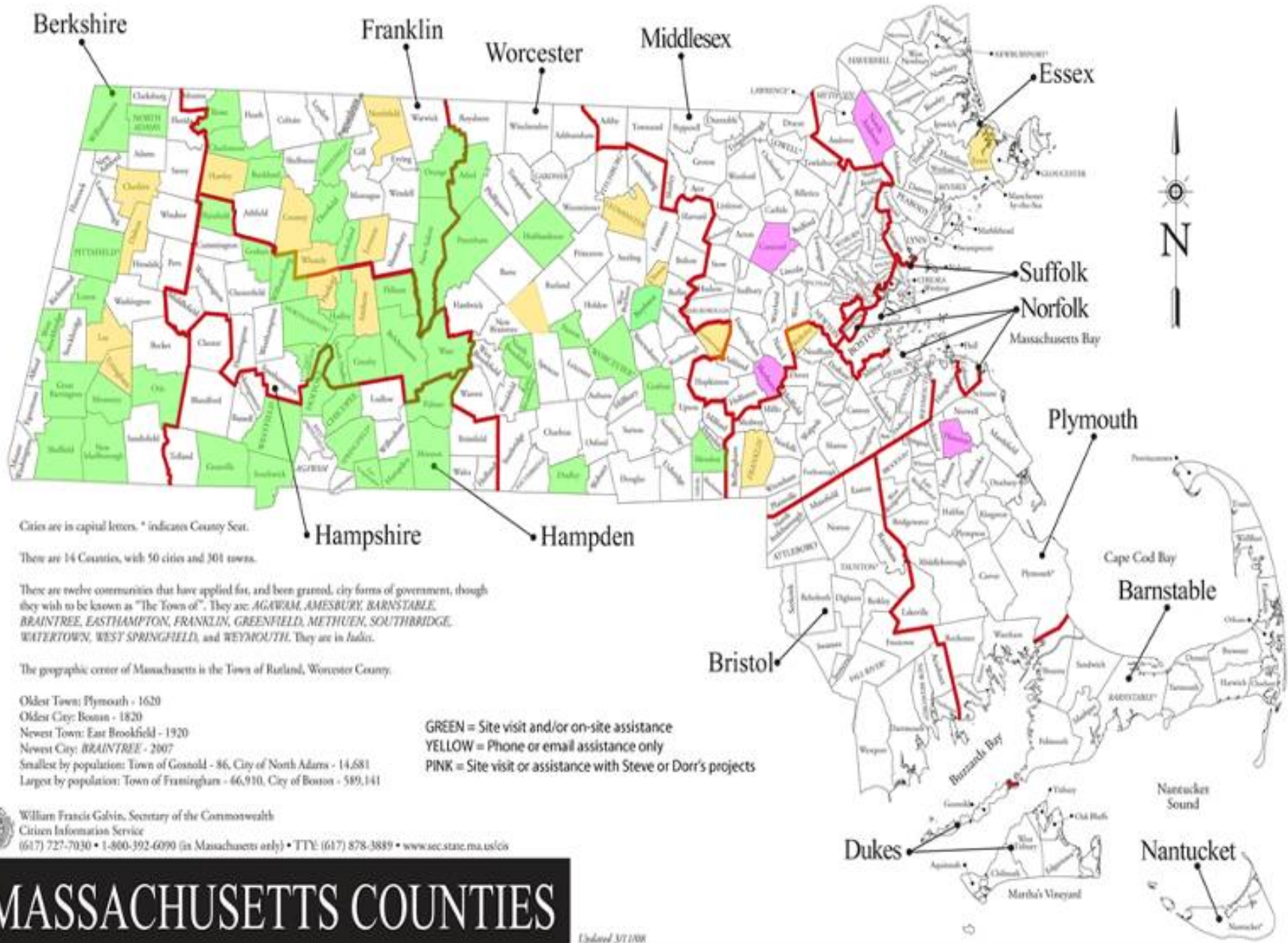




NATIONAL
TRUST
FOR
HISTORIC
PRESERVATION®

Michele P. Barker

**Circuit Rider for
Western & Central Massachusetts**



Cities are in capital letters. * indicates County Seat.

There are 14 Counties, with 50 cities and 301 towns.

There are twelve communities that have applied for, and been granted, city forms of government, though they wish to be known as "The Town of". They are: AGAWAM, AMESBURY, BARNSTABLE, BRAINTREE, EASTHAMPTON, FRANKLIN, GREENFIELD, METHUEN, SOUTHBRIDGE, WATERTOWN, WEST SPRINGFIELD, and WEYMOUTH. They are in *italics*.

The geographic center of Massachusetts is the Town of Rutland, Worcester County.

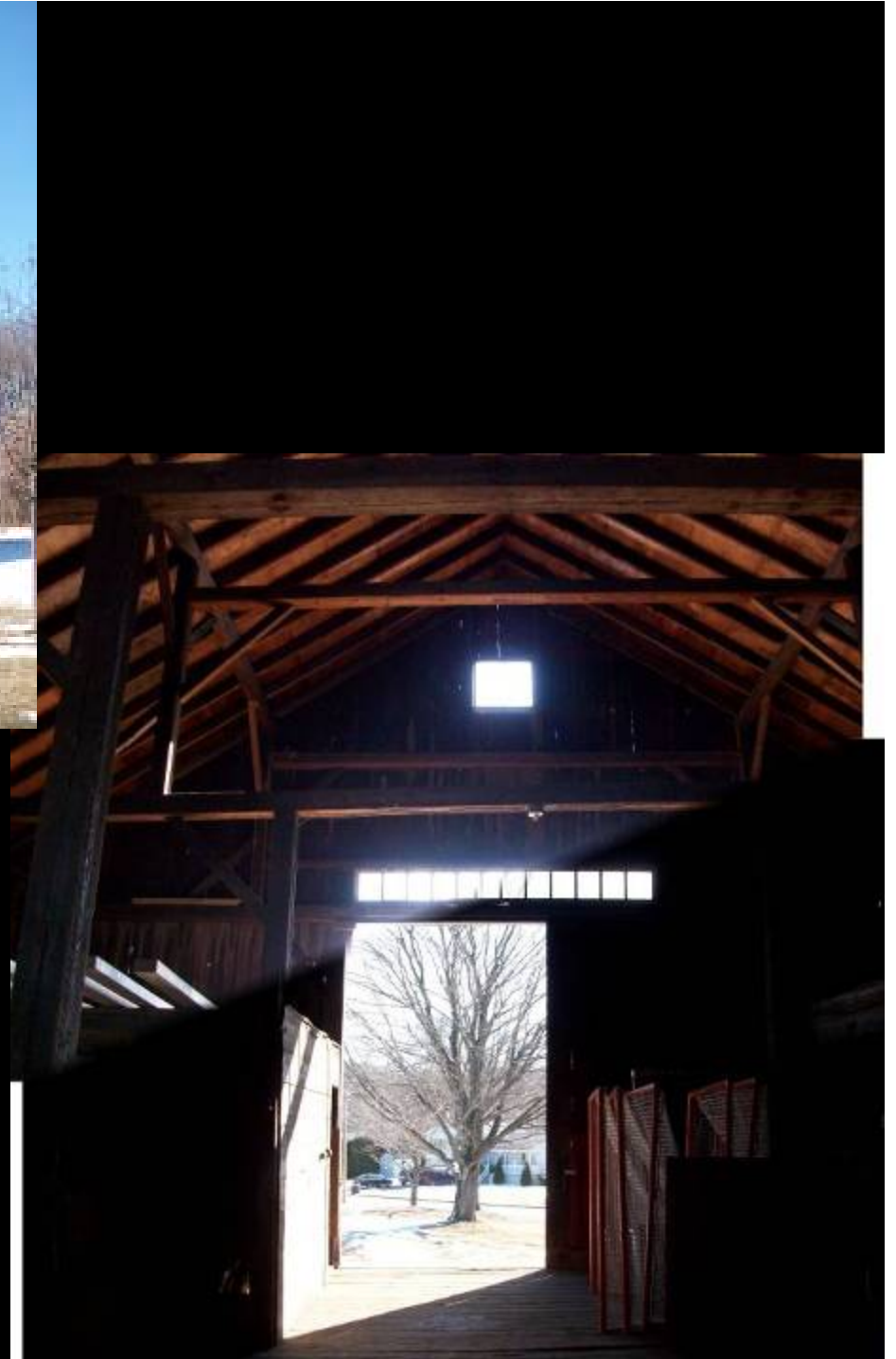
Oldest Town: Plymouth - 1620
 Oldest City: Boston - 1820
 Newest Town: East Brookfield - 1920
 Newest City: BRAINTREE - 2007
 Smallest by population: Town of Gosnold - 86, City of North Adams - 14,681
 Largest by population: Town of Framingham - 66,910, City of Boston - 589,141

GREEN = Site visit and/or on-site assistance
 YELLOW = Phone or email assistance only
 PINK = Site visit or assistance with Steve or Dorr's projects

William Francis Galvin, Secretary of the Commonwealth
 Citizen Information Service
 (617) 727-7030 • 1-800-392-6090 (in Massachusetts only) • TTY: (617) 878-3889 • www.sec.state.ma.us/cis

MASSACHUSETTS COUNTIES

Updated 3/1/08



Ineligible for
National Register –
eligible for CPA??

Options

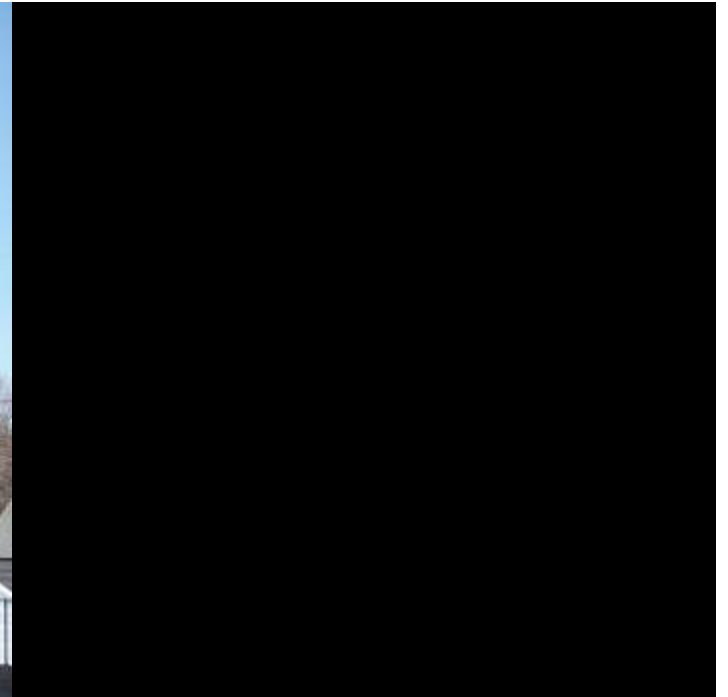
- Could it be a contributing building in a historic district?
- Could it be part of a thematic district (agricultural buildings, industrial, diners, etc...)?
- Does Historical Commission feel it has sufficient local significant even if MHC finds it's not National Register-eligible?



You don't have to just say "No."

Questions of Integrity can be...





...opportunities for
education and
negotiation



Some possible approaches

- Acknowledge the property's value to the applicant
- Provide information about the problem issue (artificial siding, replacement windows, etc.)
- Is there other work that might be eligible (siding removal? Research?)
- If possible, encourage them to come back with another more appropriate project
- Are there other funding sources you could refer them to if CPA isn't appropriate?



When the building has integrity, but the proposal doesn't...

Secretary of the Interior's Standards (the short version)

- Make every effort to use the building for its original purpose.
- Do not destroy distinctive original features.
- Recognize all buildings as products of their own time.
- Recognize and respect changes that have taken place over time.
- Treat sensitively distinctive stylistic features or examples of skilled craft work.
- Repair rather than replace worn architectural features when possible. When replacement is necessary, new material should match the old in design, composition, and color.
- Clean facades using the gentlest methods possible. Avoid sandblasting and other damaging methods.
- Protect and preserve affected archeological resources.
- Compatible contemporary alterations are acceptable if they do not destroy significant historical or architectural fabric.
- Build new additions so they can be removed without impairing the underlying structure.



**Conflicts between
historic objects & historic
landscapes**





Doing windows...the right way



Historic windows are green windows

- Retaining historic windows keeps them out of landfills
- Reusing old windows reduces manufacture of toxic plastics used in replacement windows
- Well-sealed historic windows with good-quality storms can be as energy-efficient as replacement windows
- Historic windows can be repaired over and over – replacement windows must be discarded when damaged
- Repairing historic windows is usually less expensive than replacement
- Payback time for replacement windows can be longer than the lifespan of the windows



Restoration or speculation??



- Proceed cautiously when evidence is lacking
- You don't need to go back to the original appearance – changes over time can have significance, too
- Preservation should be based on strong physical and/or documentary evidence, not speculation

- Preservation Massachusetts
www.preservationmass.org
- National Trust for Historic Preservation
www.preservationnation.org
- Massachusetts Historical Commission
<http://www.sec.state.ma.us/mhc/mhcidx.htm>