



Applicant: Nahant Preservation Trust

Applicant's address and phone number:

P.O. Box 30, Nahant, MA 01908

Emily Potts, President 781-581-0101

1. Project Name: ENHD (East Nahant Historical District).

A project for planning and preparation of East Nahant's designation as a State and National Historic District. Alternatively, called the historic district Nahant Highlands Historic District (NHHD) or Nahant Coastal Historic District (NCHD).

2) Project Description: The designation of the eastern portion of the Town of Nahant as a State and National Historic District is perilously overdue. From the stately residential homes, historic hotels, and architecturally significant public buildings that line Nahant Road, to the majestic cliffs of undeveloped East Point, this extraordinary stretch of Nahant is an unobstructed passage through the distinctive aspects of 19th century American life. America's social, cultural, scientific, military and political contributions are on full display.

This project will attempt, at long last, to both preserve and illuminate the exceptional milestones of American life that form the corridor of Nahant Road and its environs. Yes, over 200 properties in ENHD already appear on the Massachusetts State Inventory of Historic Sites (see www.MHC-Macris.net). But what has been languishing is an effort to gather these individual properties into a cohesive historic entity. In order to do this, Nahant requires the expertise of an experienced architectural historian who will manage the intensive work of coordinating with Massachusetts Historical Commission staff; organize site inspections; conduct historical research; gather documentation, to submit the complete National Register application.

The project seeks funds from CPA to underwrite 50% of the costs associated with the Massachusetts Historical Commission process for state and national historic district designation. The steps of this process are outlined in the attached sheet, **Attachment 1**.

Application Purpose: The project requests funds from the Community Preservation Act (CPA) to cover the costs associated with the complex application process that will utilize the assistance of a dedicated professional preservation consultant to gain a coveted state and national historic designation. The process is expected to take between 18 and 24 months. All CPA funds will be matched at a rate of 50% by the Nahant Preservation Trust.

(please select all that apply)

Yes/partially Open Space

No Community Housing

Yes Historic Preservation

Yes Recreation (Passive)

3) Grant Amount Requested: \$20,000.00

4) Contribution to the preservation of Nahant's unique character: In the days prior to European settlement, the highlands of Nahant were revered by native Americans. Gradually the area became a haven for Massachusetts' most storied families. They flourished there in gracious seaside estates with sprawling lawns and exotic gardens, immortalized in both novels and paintings of 19th American century writers and artists. Several imposing seaside hotels were built overlooking Nahant's idyllic harbor. Soon the Town's classic Town Hall and later its engaging library were built, set back on gracious lawns and shaded by massive trees. Nahant's Country Club, a favorite of presidents, occupies a rolling, spacious lawn that has fortunately defied development.

In the 1850s Nahant's highlands were also the site of spirited scientific research, being the inspirational observation grounds for Dr. Louis Agassiz, our nation's first marine biologist, and Elizabeth Cary Agassiz, the first president of Radcliffe College. Their spontaneous seaside observations by moonlight on East Point gave way to the influential laboratories established at Harvard University, then the vanguard in the academic study of marine biology. In the ensuing years, East Point lands were the site of the country's first surveillance systems, begun during the Spanish American war and refined during World I, World War II, and the Cold War (See Nahant resident Gerald Butler's numerous studies on military operations at East Nahant and East Point). Such studies of the installations may be preserved in photographs and plans, but the current land and remaining structures and residences provide an essential backdrop for retelling these proud moments in American history.

When military installations were decommissioned in the early 1960's, and then privately developed to support a public park and a private university's marine research station, there were observable impacts on both residential structures and public facilities. It now falls on this generation of Nahanters to preserve the entirety of this area. Designation of East Nahant as a

historic district will allow Nahanters to retell this area's noteworthy story, and celebrate the impact it has had on our town, our country and our world.

5) Planning Context: Is the project part of a general Town planning study (e.g. Open Space and Recreational Plan, Master Plan etc.)?

Partially, see below.

If so, when was the plan prepared and who has approved the plan?

Portions of East Nahant are on the Town's Open Space and Recreation Plans:

1. *Open Space and Recreation Plan, 2016* See pages 30 and 31 for recommendations for improvements to Canoe Beach and pages 40, 41, 42, 43 for recommendations for improvements to Henry Cabot Lodge Park
2. *Nahant Open Space and Recreation Plan, 2008* (posted on the Town's Website) compiled by the Nahant Open Space Management and Land Acquisition Committee and approved by the Executive Office of Environment Affairs, August 15, 2008. East Point is also mentioned in a Management Plan, Appendix 1 to the *Open Space and Recreation Plan, 2008*.
3. *Nahant Open Space and Recreation Plan, 2000*, See Town of Nahant's website where these documents are posted in the "Open Space" tab of the "Documents section."
4. *Massachusetts Inventory of historical and archaeological assets. Many structures are on the.* (MHC-macris.net).
<https://www.google.com/search?client=safari&rls=en&q=massachusetts+inventory+of+historical+and+archaeological+assets&ie=UTF-8&oe=UTF-8>
5. *Nahant reconnaissance report, Essex county landscape inventory Massachusetts heritage landscape inventory program* (<https://www.mass.gov/doc/nahant/download>)
6. *Northeastern University's audio-tour, compiled with members of SWIM-Nahant and the Nahant Historical Society* (<https://cos.northeastern.edu/wp-content/uploads/2017/11/East-Point-audiotour-text.pdf>)

Is ~~NOT~~ part of a Program Plan

Is part of a Program Plan prepared:

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Grant Application (cont.):

6) Evaluation Criteria: Provide a brief description of how this project meets as many of the selection criteria as may be applicable. Refer to Selection Criteria attached as Appendix A (Page 10).

ENHD ideally, practically, and distinctively conforms to the goals of the Community Preservation Act, see the following answers to questions in Selection Criteria.

How will the proposed project contribute to the preservation of Nahant's unique character and enhance our quality of life?

NHHD seeks to protect and preserve for posterity the historical contributions of Nahant. Many of the stately homes in this proposed district are already on the State's Historic inventory (see www.MHC-Macris.gov for the many different listings on the State's Inventory). Nearly all of these residences were built by leaders of Massachusetts' governmental and economic pantheon. The new historic district will also embrace several extraordinary structures that once anchored Nahant's public life, such as several splendid hotels and especially the Nahant Country Club. The architecturally expressive buildings that proportionately reflect the small, but significant character of Nahant Town Hall and Nahant Public Library will also be in the new historic district. ENHD will preserve the footsteps of such national figures such as Henry Wordsworth Longfellow, Henry Cabot Lodge, Theodore Roosevelt, and many more.

The proposed new historic district will also illuminate Nahant's extraordinary role in promoting scientific discovery and military importance in the United States. The unassuming high path of Nahant Road leading up to East Point fostered the creative geniuses of Elizabeth Cary Agassiz and Dr. Louis Agassiz. Together they conducted the first marine science investigation at the edge of the newly proposed East Nahant Historic District and later impacted Harvard University. Elizabeth Agassiz became a co-founder and president of Radcliffe College. Dr. Louis Agassiz became the University's first marine scientist. More so, East Point served as a strategic military site beginning with the Spanish American War. During World War I, an innovative submarine detector was developed along with advanced radio-controlled devices. The site then housed coastal defense gun batteries during WWII followed by an anti-aircraft gun site. The location then served as one of the nation's key Nike Ajax missile defense systems during the Cold War.

This project also seeks to preserve the scenic beauty of East Point, once the subject of many paintings by American 19th century landscape painters. East Nahant is also a testimony to America's leisure and recreation, as the first lawn tournament was played there, and several exotic gardens flourished there.

The project will also serve to enhance Nahant's standing among its more well-known neighbors: Marblehead, Salem, Manchester, Beverly, and Gloucester. Nahant was the first in the nation's history to play a role in the cultural life of the nation's summering social classes. This role is not widely recognized. The establishment and promotion of an East Nahant Historical District will remedy this overlooked assessment.

the proposed project consistent with town planning documents that have received wide input and scrutiny.

The proposed project is completely consistent with town planning documents, in particular multiple Open Space and Recreation Plans which were approved by Town Meeting and also by the MA EPA. In 1991, following its Open Space plan, the town voted on a two thirds margin to change the zoning of the entire East Point and to designate it as a natural resource district. Clearly the town was interested in preserving the open character of Lodge Park in a state that honored its historical character.

the proposed project feasible?

We believe that the project is feasible. This project has been discussed over many decades by activists of historical preservation, the Nahant Historical Commission and community groups. However, the process of receiving designation of a historical district is extremely complex. Although a volunteer committee might be able to do this work given unlimited time, it is unrealistic to embark on this process without professional support. The process is lengthy and complicated. We believe that hiring an experienced professional will expedite our application and clear the way for a successful outcome.

How "time sensitive" is the project? Is it urgent?

This project is urgent. Several pending projects before Nahant's permitting agencies may alter this area permanently. A CPA grant will also open the doors to essential funds from state and national sources. These funds are an essential sources of funding for signage, educational and economic programming, and important enhancements.

Is the cost of this project proportionate to its objectives?

We have reviewed a proposal from an experienced architectural historian and we believe that the proposed fee structure is reasonable with the work required. **See Attachment 1**

In general, will the project serve multiple needs?

The proposal will serve multiple communal needs. It is essential that Nahant residents understand the important role Nahant has played in the historical course of the United States. Furthermore, preservation of sprawling lawns, landscapes and essential open spaces will benefit preservation of Nahant's natural resources. Historic district development will also support Town planning and master planning projects.

Does the project have demonstrated community support?

Yes, In 1989, an extensive survey of the town-wide historic sites was undertaken. Endorsement is expected from Support from the community is expected from Nahant Historical Society, Nahant Historical Commission, SWIM, the Nahant Garden Club, Nahant Preservation Trust and the community as a whole.

Will the project preserve currently owned town assets?

Yes, project will preserve the structures and grounds of the Town Hall and the Nahant Public Library, Lodge Park and Memorial Park, and 40 Steps Beach

Will the project involve the acquisition and/or protection of threatened resources?

Yes, the project will preserve the architectural integrity of structures in this area and preserve open spaces, such as gracious lawns, historic parks and open space passive recreational areas. These open space areas are also essential for Nahant’s reduction of storm water flooding, providing natural pervious areas to filter environmental pollutants and reduce the concentration of storm waters on the streets and in the town’s sewers.

Will the project involve multiple sources of funding, or will it leverage other public and/or private funding sources or in-kind services?

The project will involve agencies that advocate for the historic preservation of Nahant and its historic open spaces. A 50% match will be forthcoming from Nahant Preservation Trust.

If multiple sources of funding are involved, are commitments from other sources documented?

n/a

7) Estimated Cost and Schedule:

Attach cost estimates for construction projects and state how costs were derived.

The Project over a period of 18 -24 months- Anticipated Costs						
Project Timeline	Fiscal Year*	CPA Request Guideline #3	Total Professional Services*	Total of CPC Funds Requested	Other Funding Sources-NPT matching	Total Cost
	2021	\$20,000	\$39,000.00	\$20,000.00	\$20,000	\$40,000.00

*Explanation of Professional consulting fees:

- The fee for an updated East Nahant Area form is \$5,000, based on preparation of a new form or addendum to the existing form that will provide a sufficient basis for MHC staff to make a determination of eligibility.
- The fee for preparation of a National Register nomination for the East Nahant Area is \$25,000.
- The fee for the preparation of a National Register nomination for East Point is \$9,000, and would not include archaeology. This work does not include preparation of an area form (see above) or negotiation with MHC on potential district eligibility or boundaries.

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Grant Application (cont.):

Other Funding Sources: Other possible funding sources include:

State/MA Historic Preservation Survey and Planning Grant/\$5,000-\$30,000	\$ 30,000.
Private Family Foundation/ Barr Foundation	\$ 5,000.
Private Family Foundation/The Boston Foundation/ amount	\$ 5,000.
Private Family Foundation/Richard Saltonstall Foundation/ \	\$ 50,000
Private Family Foundation/Creighton Narada Foundation/	\$ 5,000.
Corporate Donor/Legal Sea Foods	
Corporate Donor/GE Foundation	
Corporate Donor/Fidelity Foundation	
Grassroots funding	\$ 50,000
Lead donors/to be determined	\$6,000,000.

8) For Acquisition projects, attach appraisals and agreements, if available. Please indicate name of present owner and attach a copy of most recent deed. In addition to property address, please provide Nahant assessor's office identification (Map, Block and Lot number).

n/a

9) Coordination: If the project is dependent upon one or more other projects, identify them and indicate what the relationship(s) are among the projects. If the project is not dependent upon, but should be linked to one or more other projects, identify them and indicate the proposed relationship.

This project is not dependent on other projects.

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Grant Application (cont.):

10) Previous Town Meeting Action: If the project has previously been included in the Warrant of a Town Meeting, indicate the year, warrant article number, and Town Meeting action.

n/a

11) Project Priority: If you are submitting applications for more than one project, indicate the priority of this project recognizing that your most important project may not be needed or be ready for action until two or three years from now.

n/a

12) Time Sensitivity: Describe any time sensitive critical issues that may impact the ability to protect the resource or otherwise impact schedule and/or grant making decisions.

If funds are not acquired for professional support, the designation process will be delegated to volunteers who are expected to work on this process only on a part time basis. The process of historic designation is extremely complicated. It is unlikely that inexperienced volunteers will be able to accomplish this task in a timely manner, especially as outlined in Attachment 1.

Upon completion of the Designation process, properties owned by municipalities and nonprofits will be eligible to compete for grant funds from the Massachusetts Preservation Projects Fund (MPPF). Historic designation will also open doors to sources of national funding for such important town improvements, such as signage, local and public education and vital infrastructure improvements as well as added enhancements to the town's visual appearance.

13) Contingency Planning: What are the consequences if CPA funding is not available for the current fiscal year? Describe alternate plans for temporary stabilization, long term solution.

The status quo will continue, with the possibility that significant historical structures and resources will be compromised or destroyed. The reduction of open space will impact issues such as flooding and climate change.

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(cont.):

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Grant Application (cont.):

For Community Preservation Committee Use

Received on:

Associated Town Committee: Reviewed on:

Determination:

Attachment 1

The following, adapted text is taken from a proposal from architect and historical consultant Wendy Fronteiro, 18 Walnut Road, South Hamilton, Mass, 01982, tel. 617-290-8076, submitted to the Nahant Preservation Trust on October 19, 2019.

This proposal outlines the required steps in a National Historic Designation, and provides the guidelines and payment schedules for both fees to the Massachusetts Historical Commission and consultant's fees. The proposal has been reviewed by Nahant Preservation Trust.

[This is a] proposal for preparing National Register nominations for the East Nahant Area and contiguous East Point Area in the town of Nahant.

The project has two parts:

- (1) **negotiation** with Mass. Historical Commission (MHC) to obtain approval of these district nominations, including boundaries; and
- (2) **site inspection, research, documentation, and** submittal of complete National Register applications to MHC staff.

Negotiation with MHC will include a site visit and walk-around with MHC staff and preparation of an updated MHC Form A – Area for the East Nahant Area.

- A. The National Register application(s) will include all required narrative descriptions, photographs, and maps. One round of review and comment on the initial draft with the Nahant Historical Commission is included; if more than one member of the organization will review the draft, a single consolidated set of comments is required.
- B. All editing required by MHC staff and all appropriate and necessary coordination with MHC staff will be provided, along with a presentation of the nomination (if required) at a quarterly meeting of MHC's State Review Board, where nominations are reviewed and approved for forwarding to the National Register office in Washington.

The process for listing generally takes 18 months to two years after submittal of a completed nomination to MHC.

In preparing the following proposal for my scope of work and fee, I have reviewed the MHC Area form for East Nahant (NAH.A); an area form preliminarily labeled "I" for the U.S. Army Area, prepared in 1989 by Northfields Preservation Associates; MHC forms NAH.910 and NAH.935 for the Fort Ruckman North and South Batteries; the Nahant Historic Resource Survey narrative prepared by Northfields Preservation Associates in 1989; and the July 19, 2019, letter from MHC to the Executive Office of Energy and Environmental Affairs regarding the PNF and ENF for Northeastern University's Coastal Sustainability Institute. I have also done preliminary reconnaissance of the East Nahant Area with the exception of East Point, where access was not available.

Proposed fees for this scope of work are as follows.

- The fee for an updated East Nahant Area form is \$5,000, based on preparation of a new form or addendum to the existing form that will provide a sufficient basis for MHC staff to make a determination of eligibility.
- The fee for preparation of a National Register nomination for the East Nahant Area is \$25,000.

- The fee for the preparation of a National Register nomination for East Point is \$9,000 and would not include archaeology. This work does not include preparation of an area form (see above) or negotiation with MHC on potential district eligibility or boundaries.

The total fee for the above-described East Nahant Area Form A, East Nahant District National Register nomination, and National Register nomination for East Point is \$39,000.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

**THE NATIONAL REGISTER OF HISTORIC PLACES:
EFFECTS AND BENEFITS OF LISTING**

The National Register of Historic Places is the nation's official list of historic places worthy of preservation. Listing in the National Register (NR) recognizes historic properties that are significant to our communities, our state, and our nation. The NR is a federal program of the National Park Service, administered in Massachusetts by the Massachusetts Historical Commission (MHC). The NR recognizes unique and irreplaceable historic resources that give a sense of time and place to our downtowns, neighborhoods, village centers, and rural landscapes, and contribute to our communities' character, making Massachusetts a special place.

NR listing is an important preservation planning tool that encourages preservation, but it does not guarantee that listed properties will be preserved. The NR is not a design review program, but it does provide limited protection from state and federal actions, as well as eligibility for certain matching state restoration grants (when available) and certain tax benefits for certified rehabilitation projects.

STATE REGISTER OF HISTORIC PLACES:

Properties listed in the NR are automatically listed in the State Register of Historic Places as well. The State Register is a compendium of properties with historic designations, listed by municipality, and serves as a reference guide, helping to determine whether a state funded, permitted, or licensed project will affect historic properties. The State Register review process helps ensure that listed properties will not inadvertently be harmed by activities supported by state agencies. The State Register is published annually and is available through the Statehouse Bookstore.

EFFECTS OF NR LISTING FOR PRIVATE PROPERTIES:

NR status in itself places no constraints on what owners may do with their property when using private funding, unless state or federal funds, permits, or licensing are used, or when some other regional or local bylaw, ordinance, or policy is in effect. NR listing does not impose additional restrictions to already existing local regulations or ordinances, nor does listing eliminate regulations currently in effect. Please be aware, however, that certain local ordinances, including demolition delay, may reference NR designation as a condition triggering review. NR-listed buildings may qualify for exemptions from some aspects of the State Building Code. Owners of private property listed in the NR have no obligation to open their properties to the public, to restore them, or even to maintain them. Owners can do anything they wish with their private property provided that no federal or state funding, licensing, permitting, or approval is involved. If owners use state or federal funds to alter their property or need state or federal permits, the proposed alteration will be reviewed by MHC staff. The review is triggered by the funding or permitting source, not by the historic designation. Local funding and permitting do not trigger MHC review. Owners may affix plaques to their listed properties, if they choose, but it is not required. MHC does not provide or review plaques. City or town sign ordinances should be consulted.

EFFECTS OF NR LISTING FOR PROPERTIES OWNED BY MUNICIPALITIES AND NONPROFIT ORGANIZATIONS:

All NR properties that are owned by municipalities and nonprofits are eligible to compete for grants from the Massachusetts Preservation Projects Fund (MPPF), a state-funded competitive matching grant program that supports the preservation and maintenance of properties and sites listed in the State Register. These may include buildings, parks, landscapes, cemeteries, sites, objects, and archaeological locations. Eligible projects may include: pre-development projects, such as pre-construction documents or feasibility studies; development projects, for construction activities including stabilization, protection, rehabilitation, and restoration; and acquisition projects, specifically allocated for endangered listed properties.

Municipalities may erect markers identifying National Register historic districts, but this is not required. MHC does not provide or review markers.

EFFECTS OF NR LISTING FOR INCOME-PRODUCING PROPERTIES:

Certain federal tax provisions may apply for NR-listed income-producing properties. The federal tax code contains a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives encourage the preservation and rehabilitation of historic commercial, industrial, and rental residential buildings listed in the NR. The federal tax incentive program has encouraged private investment and rehabilitation of historic properties since 1976 and has been particularly valuable to Massachusetts. This program allows owners of applicable NR buildings to qualify for a 20% Investment Tax Credit, in effect a 20% rebate, based on rehabilitation costs. These credits help pay for the unique costs associated with rehabilitation of historic properties.

The National Park Service certifies the rehabilitation, and the MHC Technical Services staff advises and assists owners during the application and review process. The rehabilitation must be deemed substantial and must meet the U.S. Secretary of the Interior's Standards for Rehabilitation. Applications should be submitted to MHC before rehabilitation work begins in order to receive the most useful advice and best results.

Under the Massachusetts Historic Rehabilitation Tax Credit Program, a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual cap, so there are selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. The MHC certifies the projects and allocates available credits. Properties on the NR, or those eligible for listing, may be eligible to receive the credits. As with the federal program, rehabilitation under the Massachusetts tax credit program must meet the Secretary of the Interior's Standards for Rehabilitation. The state rehabilitation tax credit may be used in tandem with the federal investment tax credit.

The Federal tax code also provides for federal income, estate, and gift tax deductions for charitable contributions of partial interest in historic property, principally easements. Whether these provisions are advantageous to a property owner is dependent upon the particular circumstances of the property and the owner. Individuals should consult their legal counsel or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of these provisions.

FURTHER INFORMATION REGARDING ALL THE PROGRAMS MENTIONED ABOVE MAY BE OBTAINED THROUGH MHC'S WEB SITE (WWW.SEC.STATE.MA.US/MHC) OR BY CONTACTING MHC AT 617-727-8470.

KnowHow #3

INFORMATION AND ASSISTANCE FROM THE MASSACHUSETTS HISTORICAL COMMISSION

What You Need to Know about Listing on the National Register

The National Register is the nation's official list of buildings, districts, sites, structures, and objects important in American history, culture, architecture, or archaeology. The National Register program is administered through the Massachusetts Historical Commission on behalf of the National Park Service.

Nominations are based on comprehensive local inventories of cultural resources. Inventories are generally compiled on a communitywide basis by local historical commissions and record basic information about the historic, architectural, and archaeological significance of individual properties and districts in a community. The completed inventory allows preservation decisions to be made within a consistent context, and identifies properties that are eligible for listing in the National Register.

1. How do I get my property listed in the National Register?

Contact your local historical commission or the MHC to determine whether an inventory form has been prepared for your property or if any additional information is required; ask your local historical commission to forward their recommendation to the MHC regarding your property's eligibility for the National Register. The MHC staff will then evaluate your property to determine whether it meets the criteria for listing in the National Register either individually or as part of a National Register District.

Criteria for Listing

The criteria for listing in the National Register are:

- a) association with events that have made a significant contribution to the broad patterns of our history;
- b) association with the lives of persons significant in our past;
- c) embodiment of distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) likelihood of yielding information significant in history or prehistory.

Properties must meet at least one of the above criteria to be eligible for listing in the National Register.

The MHC staff evaluation team meets regularly to evaluate properties for the National Register. The object of the evaluation is to determine whether the property meets the criteria for listing. Decisions are based on MHC's knowledge of the resource and its integrity, and an understanding of the significance of the resource within its context. The inventory serves as the basis for all evaluation decisions. When the evaluation team does not have sufficient information to render a decision, additional information may be requested. When National Register districts are being evaluated, MHC staff may make a site visit prior to completing the evaluation.

If your property is eligible, the MHC will send you a nomination form and an instruction manual. You may wish to work with the local historical commission in completing the nomination or seek the assistance of a professional preservation consultant.

MHC staff will review your nomination submission for completeness and may request additional information. When complete, the nomination will be edited and processed by MHC staff, who will present it to the State Review Board of the Massachusetts Historical Commission at one of its quarterly National Register meetings.

The State Review Board will review the nomination and vote whether or not to nominate the property to the National Register of Historic Places. After being voted eligible, the nomination will then be forwarded to the National Park Service in Washington, D.C., for listing in the National Register of Historic Places.

2. What are the benefits of being listed in the National Register?

Recognition: The National Register recognizes the significance of a property to the community, state, and/or nation.

Tax Incentives: National Register listing allows the owners of income-producing properties certain federal tax incentives for substantial rehabilitation according to standards set by the Department of Interior.

Protection: National Register properties are afforded limited protection from adverse effects of federally assisted projects; and, through automatic inclusion in the State Register of Historic Places, limited protection from state actions.

(over)

KnowHow #3

Grants: Inclusion in the State Register of Historic Places, which comes automatically with National Register listing, provides eligibility for matching state grants for restoration of properties owned by private nonprofit organizations and municipalities, when such grants are available.

3. Will National Register listing restrict the use of my property?

Listing in the National Register in no way interferes with a property owner's right to alter, manage, or sell the property when using private funds, unless some other regional and/or local ordinance or policy is in effect. If you use state or federal funds to alter your property, or need state or federal permits, the alteration will be reviewed by the MHC staff. Local funding and permitting do not trigger MHC review.

4. What is a National Register District?

Properties may be nominated to the National Register either individually or, if they are located within areas containing other significant properties, as districts. A National Register District may include any number of properties. The benefits and protections afforded by listing are the same.

5. Can my property be listed in the National Register if my community's inventory is not comprehensive?

Yes, in some cases. There are three exceptions to MHC's policy not to consider properties for the National Register in communities without comprehensive inventory.

If you can demonstrate that:

- 1) you, as the owner of income-producing property, are planning to do certified rehabilitation work and need National Register status in order to use the federal investment tax credits;
- 2) your property is in imminent danger of destruction; or
- 3) your property is of demonstrated state or national significance,

you may then submit a letter to MHC requesting a National Register evaluation for your property, stating why you want to have the property listed. However, you should note that without comprehensive inventory information, the eligibility of properties is difficult to establish. You will probably need to conduct supplemental inventory work to provide a context for evaluating the significance of your property.

6. If my house is listed in the National Register, are grant monies available for rehabilitation work?

Unfortunately, at present, the MHC does not administer federal or state rehabilitation funds for private homeowners. State grant monies, when available, are awarded only to properties owned by municipalities and non-profit organizations. Federal tax credits are available for substantial rehabilitation of income-producing and commercial properties.

7. Can I object to having my property listed in the National Register?

Yes. Once you receive notice that your property is being considered for listing in the National Register by the State Review Board, you may submit a notarized letter of objection to MHC. If your property is within a proposed National Register district, you will be invited to a public meeting in your community, prior to the State Review Board meeting, at which MHC staff will be available to answer questions about the listing. If your property is within a proposed National Register district, a majority of property owners (more than 50%) must submit notarized objections in order to prevent listing. If a majority of property owners do not object, the nomination may move forward and the properties for which there are objections will remain in the nominated district. If a majority of owners do object, the National Park Service may still formally determine the property(ies) eligible for listing, although actual listing will *not* occur.

8. Where do I go for assistance in preparing a National Register application?

Your local historical commission, local historical society, and library can provide useful resource material. Professional preservation consultants can assist you or your local historical commission with completion of the National Register nomination form. Also, when funds are available, matching Survey and Planning grants are awarded annually through MHC to fund professional National Register work. For more information, contact the MHC.

Know How #3 has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior.

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Office for Equal Opportunity, U. S. Department of the Interior
1849 C Street NW, Room 1324, Washington, D. C. 20240

William Francis Galvin
Secretary of the Commonwealth
Chairman, Massachusetts Historical Commission
Massachusetts Archives Building, 220 Morrissey Boulevard, Boston, MA 02125
Phone: (617) 727-8470 Fax: (617) 727-5128
Website: www.sec.state.ma.us/mhc