

# **COMMUNITY PRESERVATION ACT**

## **Town of Hatfield**

### **HISTORIC PRESERVATION PROJECT GUIDELINES**

Hatfield has a rich diversity of historic resources, dating back many years before the incorporation of the town in 1670. Historic preservation goals include:

- Recognizing, restoring, preserving, and enhancing the historic heritage of the Town of Hatfield in its entirety.
- Optimizing the use and enjoyment of the town's historic resources by residents and visitors, and the contribution such resources make to the town's character and history.

An "historic resource" is defined as a building, structure, vessel, document, artifact, or real property that is listed, or eligible for listing, on the National or State Register of Historic Places or has been determined by the Historical Commission to be significant in the history, archaeology, architecture, or culture of Hatfield.

A city or town must either spend or reserve not less than 10% of current CPA revenues annually for preservation, restoration and rehabilitation of historic resources (including town-owned historic resources) but not routine maintenance. Additionally, each year the city or town must also spend or set aside 10% for open space and 10 % for community housing. The remaining 70% of CPA receipts may be divided among all the other permissible use categories (open space, historical preservation, and community housing) or permitted recreational uses on a discretionary basis.

Community Preservation Act (CPA) funds invested in the preservation of historic property require the property to be protected by a permanent historic preservation restriction. A proposal for the historic preservation any type of resource must also provide evidence of public benefit.

The Community Preservation Committee (CPC) supports projects that further these goals. While the CPC welcomes a variety of participants and projects, an understanding of the statutory guidelines will help guide applicants through the process. The CPA sets a preliminary standard for historic preservation projects. In order for an historic resource to be eligible for CPA funding, it must first be determined to be not just historic (i.e., old) but to be of historic significance.

In order to be historically significant, a property must have maintained its historic integrity and also must have gained significance beyond age through association with noteworthy people, through architectural significance, or through the potential to yield important historical or archaeological information.

There are three ways a resource can qualify as historically significant:

- Listing on the State or National Register of Historic Places;
- A written determination by the Massachusetts Historical Commission that a resource is eligible for listing on the State Register of Historic Places; or
- A written determination by the Hatfield Historical Commission that a resource is significant in the history, archaeology, architecture, or culture of Hatfield.

If the property is not already listed on the State Register of Historic Places or if there is no written determination of eligibility by the Massachusetts Historical Commission, you may request a written determination of historical significance through the Hatfield Historical Commission.

**Once a resource has been officially determined to be of historical significance, it is eligible for funding consideration by the CPC.**

The first step for a historical proposal seeking CPA funding is to bring a preliminary proposal to the CPC. This preliminary discussion will not only introduce the project to the Committee, but will help the applicant to refine a future formal presentation. A formal application to the CPC should then be made. The CPA also encourages combining historic preservation projects with affordable housing projects or with open space efforts.

In deciding whether to recommend funding for specific historic resource projects, the CPC will consider:

- Level of historical significance to the town.
- Public benefit.
- Public support.
- Appropriateness and professionalism of proposed work (rehabilitation work is expected to comply with Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties).
- Level of additional financial or in-kind services, beyond CPA funds, committed to the project.
- Administrative and financial management capabilities of the applicant in order to ensure that the project is carried out in a timely manner, and that the historic resource can be maintained for continued public benefit.
- Potential loss or destruction of the resource if proposed action is not taken.

**PLEASE NOTE:** The CPA specifically excludes funding for maintenance. The act does allow for the remodeling, reconstruction, and making of extraordinary repairs to historic resources for the purpose of making such historic resources functional for their intended use, including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state, or local building or access codes.

Historic proposals that address as many of the following criteria as possible will receive preference:

- Protect, preserve, enhance, restore, and/or rehabilitate historical, cultural, architectural, or archeological resources of significance, especially those that are threatened.
- Protect, preserve, enhance, restore and/or rehabilitate town-owned properties, features, artifacts, documents, or resources of historical significance.
- Protect, preserve, enhance, restore and/or rehabilitate the historical function of a property or site.

#### **Additional Information concerning Historic Preservation Proposals:**

Historic resources contribute to our understanding of the historical development of the community's heritage, culture, and/or character. They contain or may contain artifacts of cultural or historical importance. Heritage landscapes can include buildings, vistas, objects, structures, or sites. One factor in considering classification as a historic resource, landscape, or structure may include previous recognition such as an award or inclusion in an historic survey or publication. Integrity of the historic resource or property includes location on original site, location in original historic context, retention of elements of historic design or style, retention of original materials, retention of elements of historic workmanship, and retention of association with the history of town.

#### **CPA Definitions**

**Acquire.** Obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. "Acquire" shall not include a taking by eminent domain, except as provided in this chapter.

**Preservation.** Protection of personal or real property from injury, harm, or destruction, but not including maintenance.

**Real property.** Land, buildings, appurtenant structures, and fixtures attached to buildings or land, including where applicable, real property interests.

**Real property interest.** A present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

**Rehabilitation.** The remodeling, reconstruction, and making of extraordinary repairs to historic resources, open spaces, lands for recreational use, and community housing for the purpose of making such historic resources, open spaces, lands for recreational use, and community housing functional for their intended use including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes. With respect to historic resources, rehabilitation shall have the additional meaning of work to comply with the *Standards for Rehabilitation* stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68.

Further information and resources are available at the Community Preservation Coalition web site at: <http://www.communitypreservation.org/>

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