

THE NEW HAMPSHIRE DIVISION OF HISTORICAL RESOURCES



Introduction to Architectural Regulations for Historic District Commissions

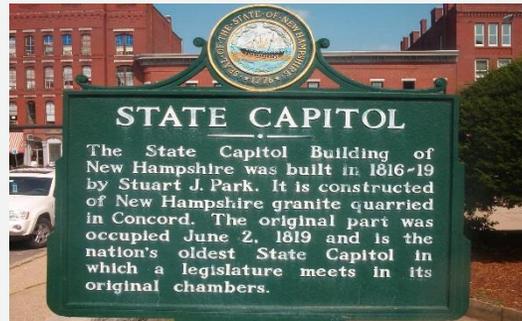


**NH Division of Historical Resources (DHR)
State Historic Preservation Office**



NH Division of Historical Resources

- National Register of Historic Places
- NH State Register of Historic Places
- NH Historical Highway Marker Program
- Grant Programs
- Preservation Planning
- Certified Local Government Program
- Easements and Covenants
- Survey & Inventory
- Review & Compliance
- Archaeology



The New Hampshire Division of Historical Resources



What Is a Historical Resource?

A district, site, building, structure or object that is significant in the history, architecture, engineering, archaeology or culture of this state, its communities, or the nation.



The New Hampshire Division of Historical Resources



Historic Resources Survey

Inventory of a community's historic buildings, structures, sites, and objects - the resources that define a community

Essential tool for any form of preservation planning - every community should have one

Provides sound basis for establishing preservation priorities

Lays the groundwork for decision making and policies related to historic resources

The New Hampshire Division of Historical Resources



Historic Buildings, Structures, and Districts



The New Hampshire Division of Historical Resources



Recognizing Historic Districts

Municipalities have several ways to recognize historic districts. The two most common include National Register Districts and Locally-Designated Historic Districts:

National Register of Historic Places - A National Register district is initiated at the local level for ultimate approval by both the state and federal government. Such districts are strictly honorary, and impose no review or restrictions on the use or alterations to properties in the district--unless state or federal funds, permits or licenses are involved. Then a consulting review process must be followed, called Section 106, that aims to eliminate, minimize, or mitigate adverse effects to historic resources brought about by the federally funded, licensed, or permitted action.

Locally-Designated Historic Districts - A locally designated historic district is a zoning district (usually an overlay), created at the municipal level and administered by a locally-appointed citizen commission, to preserve the distinctive historic character of buildings or structures in a defined area for public benefit. Using regulations and guidelines developed by the community, Historic District Commissions review proposals for exterior alterations, new construction and demolition on properties within the district. Property-owner's plans must meet with the approval of the Historic District Commission before construction can begin.

National Register of Historic Places

- Part of a national program to coordinate and support efforts to identify, evaluate, and protect historic and archaeological resources
- Resource must be significant in American history, architecture, engineering, or culture
- Requires additional research and federal form
- Professional consultant recommended
- Honorary only

Locally-Designated Historic Districts



One of the most effective and comprehensive tools for managing change in a historic area;

Ensure that new construction and significant alterations are respectful of existing character;

It is estimated there are more than 2,500 local historic districts nationwide and 50+ in New Hampshire.

Historic Districts – Some Examples



Amherst, NH

Amherst	Claremont
Bedford	Concord
Bristol	Keene
Durham	Lebanon
Exeter	Manchester
Franklin	Nashua
Goffstown	Portsmouth
Sanbornton	Rochester
Sandwich	Somersworth
Wakefield	

The New Hampshire Division of Historical Resources



Historic District Commission

Section 674:45

The preservation of cultural resources, and particularly of structures and places of historic, architectural and community value is hereby declared to be a public purpose.

- I. Preserving districts in the municipality which reflect elements of its cultural, social, economic, political, community and architectural history;
- II. Conserving property values in such districts;
- III. Fostering civic beauty;
- IV. Strengthening the local economy; and
- V. Promoting the use of historic districts for the education, pleasure and welfare of the citizens of the municipality.

The New Hampshire Division of Historical Resources



Historic Districts in New Hampshire

Enabled through NH RSA 674:46

674:46 Authority Granted. – For the purpose of this subdivision, the local legislative body of any city, town, or county in which there are located unincorporated towns or unorganized places shall have the authority, by ordinance, to establish, change, lay out and define historic districts. Within the district, the municipality is empowered to regulate the construction, alteration, repair, moving, demolition or use of such structures and places.

Historic District Ordinance-law passed by municipality establishing a geographic area as historic at the local level. Regulated by a Historic District Commission empowered to make decisions on alterations to the district.

Overlay District -Overlay Districts are in many ways like any zoning district – they provide development regulations within a specified boundary. These districts are special zones that lie on top of existing zoning districts to modify the underlying district requirements.

The New Hampshire Division of Historical Resources





A strong foundation
is crucial to
good decision making

Historic District Ordinance

- A local historic district allows a town to establish standards aimed at maintaining the historic character of the district.
- It insures that any changes will be compatible with the historic qualities present in the district.
- A local historic district must be adopted according to procedures in state law, and must be approved by a ballot vote open to all the town's voters (the same way that other land use ordinances are approved).
- Historic districts and regulations also must be compatible with the Master Plan and with the zoning ordinance.

The New Hampshire Division of Historical Resources



Ordinance



- Statement of Purpose
- Precise boundaries
- Number of members and method of appointment
- Qualifications of members
- Activities that require review/are exempt
- Authority to adopt and amend regulations
- Authority to enforce regulations
- Appeals process

Rules and Regulations



- Governs the Commission's internal conduct
- Outlines what constitutes a completed application and procedure for reviewing it
- Hearing schedule and fees
- Establishes review criteria under which application is granted or denied
- Assists Commission in making rational, defensible, and consistent decisions

The New Hampshire Division of Historical Resources



Rules of Procedure

- What activities will be regulated that could affect historic resources and what is the appropriate level and amount of review?
- Typically, rehabilitation, demolition, and relocation are included.
- What about new construction and infill in historic areas?
- What is the make-up of the review body?
- What review standards/guidelines will be used to evaluate the appropriateness of a proposed change?
- How does the formal review process work?
- Appeals?
- Enforcement?

Appeals Process

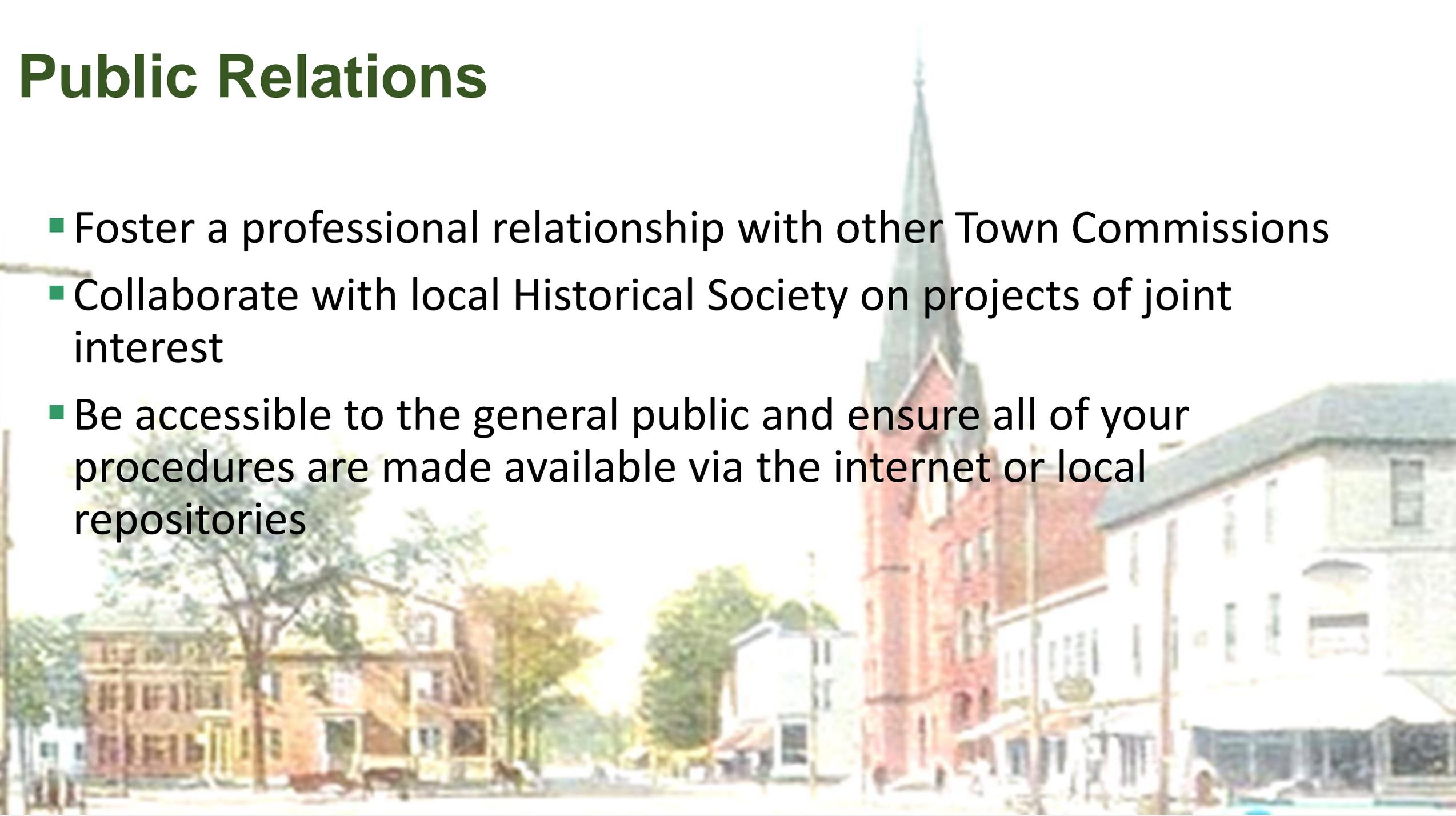
- How are decisions appealed and to whom?
- An appeals process provides an administrative resolution to claims that might otherwise end up in court.
- Some communities rely on a general citywide appeals board; others have an appeals process specific to the historic preservation ordinance.

Enforcement

- What enforcement provisions are actually feasible?
- It makes little sense to include provisions that the community is unable or unwilling to enforce.
- Remedies for nonconformance typically include fines, injunctive relief and compliance orders, receivership and entry on to land to correct violation, forced reconstruction, and loss of further entitlement.

Public Relations

- Foster a professional relationship with other Town Commissions
- Collaborate with local Historical Society on projects of joint interest
- Be accessible to the general public and ensure all of your procedures are made available via the internet or local repositories



2020 HDC Meeting Schedule

Certificate of Approval
Application

Commission Rules

Cultural Resources Survey &
Inventory (Historic Districts)

Cultural Resources Survey &
Inventory (non-Historic District
Properties)

Current Fee Structure

District Design Guidelines

Historic District I

Historic District Regulations

Historic Kingston

Index of Historic District
Properties

Kingston Chronicles

Contact Info

Home » Boards & Committees



Historic District Commission

The Historic District Commission certifies compliance with the Historic District Ordinances enacted by the town's voters. The goal is to preserve the historical and architectural heritage of the Historic District Zones of the Town. The Commission has established a procedure to accomplish this purpose. They also serve in an advisory capacity to the town's other Land Use Boards and the town's inspection personnel.

The Commission meets on a monthly basis, on the second Tuesday at 7:00 pm, in the Town Hall. The public is welcome to attend. Members are appointed by the Board of Selectmen. Applications for consideration of a proposed project can be obtained in the Selectmen's Office at the Town Hall or by clicking on the link to the left.

[Proposed Fee Changes - Public Hearing May 8, 2018](#)



News & Announcements

Apply for HDC Reviews at least 30 days in advance of the hearing date.

The New Hampshire Division of Historical Resources



Best Practices

Develop Design Guidelines, Public Outreach, Continued Transparency



The New Hampshire Division of Historical Resources



Design Guidelines

Design Guidelines for the City of Portsmouth's Historic District, NH.

The *Guidelines* highlight the unique architectural character of Portsmouth and assist property owners, the Historic District Commission [HDC] and the City in managing changes to the built environment over time. Clarification regarding potential changes and their appropriateness within the context of the Historic District as they relate to the rehabilitation, renovation, and reconstruction of existing buildings, as well as the construction of additions and new buildings or structures is provided.

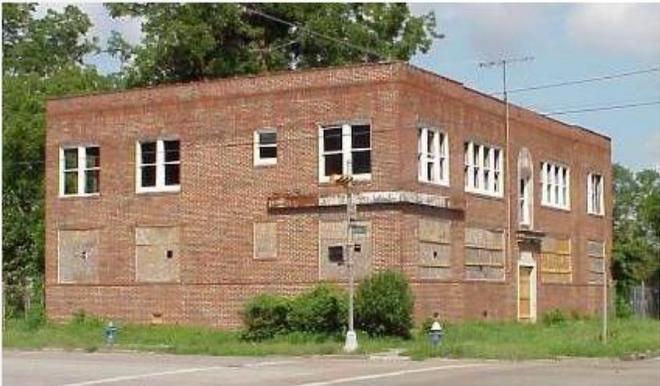


The New Hampshire Division of Historical Resources



Secretary of the Interior's Standards

With guidelines for:
Preservation
Rehabilitation
Restoration
Reconstruction



Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.



The New Hampshire Division of Historical Resources



Design Guidelines Content

Table of Contents

Introduction

Roofing

Exterior Woodwork

Masonry & Stucco

Windows & Doors

Site Elements

New Construction & Additions

Commercial Properties



The New Hampshire Division of Historical Resources



Case Study – Ioka Theater, Exeter, NH



Is marquee worthy of protection?

Exeter Waterfront Historic District

HDC reviews Design Guidelines and requires preservation

Applicant appeals

ZBA reverses HDC decision citing economics and Master Plan

The New Hampshire Division of Historical Resources



Certified Local Government

The Certified Local Government (CLG) program is designed to provide an opportunity for local governments to become more directly involved in identifying, evaluating, protecting, promoting and enhancing the educational economic value of local properties of historic, architectural and archeological significance.



Matching grants available to municipalities that have become Certified Local Governments can be used to fund community preservation activities such as survey, National Register, preservation planning and educational projects. In some years, grants are also available for architectural plans and specifications, engineering reports, and even “bricks and mortar” work on National Register properties.

The New Hampshire Division of Historical Resources

