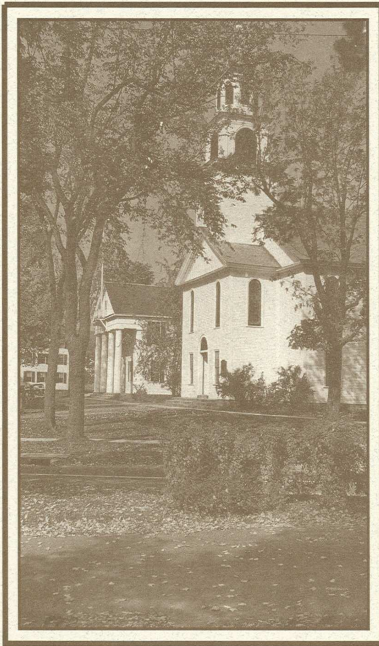


A GUIDE TO HOLDEN'S HISTORIC DISTRICTS

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Welcome to Holden's historic districts. Local historic districts have been established by cities and towns throughout the United States to protect the architectural integrity and recognize the historical importance of particular neighborhoods. These districts serve to preserve the unique characteristics within a designated area.

Holden's two historic districts are the Boyden Road Historic District and the Holden Center Historic District. The Boyden Road Historic District encompasses all of Boyden Road. The Holden Center Historic District runs along Main Street from Miles Funeral Home and the Hendricks House to the "Old Burial Ground" and the First Baptist Church. The Center district also runs along Highland Street from the Damon Memorial Library and the Butler House to the Old Burial Ground and the Mobil Station.

PURPOSE

Historic districts have three major purposes in accordance with the Historic District Act and Chapter 40C of the general laws of the Commonwealth of Massachusetts:

- to preserve and protect the distinctive characteristics of buildings and places significant to the history of the Commonwealth's cities and towns
- to maintain and improve the settings of those buildings and places including entire streetscapes
- to encourage compatibility with existing buildings when new buildings are planned in the districts

Historic district commissions do not prevent changes from occurring, nor prevent new construction. Their purpose is to insure that changes and additions are harmonious and to prevent the introduction of incongruous elements that might distract from the aesthetic and historic character of the district. The purpose of a local historic district is not to halt growth, but to allow for thoughtful consideration of change. When properly established and administered a local historic district is not unduly burdensome to property owners and, indeed, can enhance the value of their property.

THE COMMISSION

The Holden Historic District Commission (HHDC) is comprised of seven regular members and two alternates appointed for overlapping three year terms by the Board of Selectmen. The commission meets regularly in open session on the second Wednesday of each month.

GUIDELINES

As outlined by the state, local historic districts are to “preserve the outward appearance and harmonious exterior relationships of groups of buildings, structures, and site.” It should be noted that in addition to buildings, “structure” is also interpreted to include combinations of finish materials, lighting, signs and fences. “Building” refers to a shelter for persons, animals, or property. “Work” should be interpreted to include alteration, rebuilding, reconstruction, restoration, removal or demolition.

The following design guidelines are intended to assist property owners in the Boyden Road and Center Historic Districts as they plan and design renovations and/or new construction.

Original materials and features are to be kept and not removed or altered: if a replacement is necessary it should match the original in material and design.

1. No artificial siding is to be allowed including, but not limited to vinyl, aluminum, asphalt and artificial brick.
2. No vinyl or aluminum clad windows are to replace wood windows.
3. New openings on visible facades are discouraged except to restore original or pre-existing conditions.
4. Restoration of missing design features should be documented by photographic, physical or historical evidence.
5. Deteriorated architectural features are to be repaired rather than replaced whenever possible.
6. Wherever possible, new additions or alterations to structures are to be done in such a manner that the essential form and integrity of the structure would not be unimpaired.
7. The use of new materials not originally found on the property is discouraged.
8. The removal of artificial siding is strongly encouraged.

By being informed of any work being contemplated, the HHDC can easily update its records and maintain an ongoing history of the properties within the districts.

CERTIFICATES

When contemplating any change to a property within a historic district, you should contact the Director of Growth Management (508-829-0250) and discuss the proposed changes. In order to proceed with any work you will need to file an application with the HHDC in order to obtain the appropriate certificate. The certificates are:

1. Certificate of Appropriateness – issued for approved alterations and new buildings that are visible from a public way or street.
2. Certificate of Non-Applicability – issued for alterations that are not visible from a public way or street or for work that does not significantly alter the exterior appearance of existing features.
3. Certificate of Hardship – issued for work that ordinarily the Commission would find inappropriate yet the Commission determines that denial of a Certificate would constitute a hardship, financial or otherwise, on the property owner.

PROCEDURE

Application forms are available at the Town Clerk's Office at Town Hall. The application forms are self-explanatory. The completed application should be mailed to the HHDC, Town Hall, Holden, MA 01520 or given to the Town Clerk. The application is reviewed at the Commissions monthly meeting on the second Wednesday of the month.

At that meeting, the Commission will rule on whether the proposal involves any exterior features subject to its review. If the proposed work is clearly outside its jurisdiction, a Certificate of Non-Applicability will be issued.

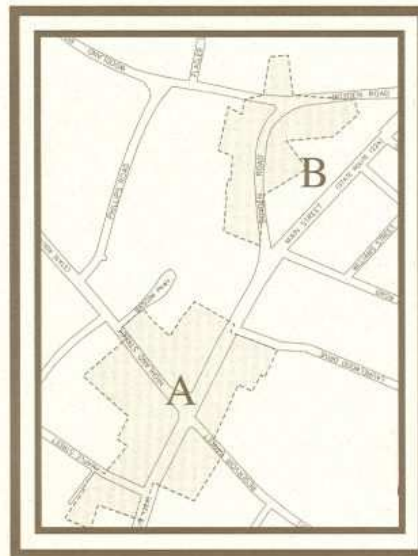
If a public hearing is required, abutters to the property where the change is contemplated must be notified by the HHDC 14 days in advance.

PROCEDURE CONTINUED

The HHDC will vote to approve or reject the application at a public hearing. If the application is denied, the applicant may be given suggestions for modifications to present at a subsequent HHDC meeting.

CONCLUSION

The Holden Historic District Commission hopes that you have found this information useful. We have a firm belief in the value of Holden's two historic districts and are committed to their care.



A. Holden Center Historic District
B. Boyden Road Historic District