



Truro Historical Commission

PRESERVING HISTORIC PROPERTIES – BYLAW GUIDE

PURPOSE:

To preserve and protect *Historically Significant Buildings*, if the Historical Commission at a Public Hearing determines an historic property is to be preferably preserved, the owner/applicant will be required to work with the Commission to explore alternatives to demolition prior to the issuance of a demolition permit by the Town's Building Commissioner.

SIGNIFICANT BUILDING DEFINITION:

Significance includes age (over 75 years old); listed on or part of a pending application for listing on the National or State Register of Historic Places; historically or architecturally significant; or associated with one or more historic persons or events or with the architectural, cultural, political, economic or social history of the Town.

The Truro Historical Commission, with the assistance of the Massachusetts Historical Commission and experienced outside consultants, has documented Truro's historically significant buildings; this information is available at the Truro Public Library and on line on the Massachusetts Historical Commission's website at <http://mhc-macris.net>

STEPS TO FOLLOW FOR DEMOLITION PERMIT APPLICATIONS:

1. The owner/applicant applies for a demolition permit at Town Hall.
2. The Building Commissioner notes that the requested demolition may be subject to the *Preserving Historic Properties* (demolition delay) bylaw and forwards the application including a description of the building and the replacement plans to the Truro Historical Commission. (Ordinary maintenance, painting, and repair are not subject to historical review.)
3. Within 15 working days, the Historical Commission determines whether the building or portion proposed for demolition is significant and subject to review under the bylaw, and so notifies the Building Commissioner.
4. If the proposed demolition is determined historically significant, within 30 working days, the Historical Commission holds a public hearing, requesting the owner/applicant to bring plans for the historic building's replacement and to provide reasons why its preservation is not feasible. After reviewing the application and discussing the project with the owner/applicant, if the Commission determines that the building is preferably preserved, the Commission may vote to delay demolition of the building for up to 12 months in order to explore alternatives to demolition.
5. At any time during the review period, the owner/applicant is invited to meet with the Historical Commission to discuss alternatives considered, the feasibility of preserving the historic building, and revised plans as requested during the initial public hearing. The Historical Commission may vote to lift the delay of demolition based on this information.
6. After the delay has expired or been lifted, the Building Commissioner can issue a demolition permit so long as all other permits needed are obtained.