



City of Galveston

DEVELOPMENT SERVICES
3015 Market | Galveston, TX 77550
planning@galvestontx.gov | 409-797-3660

July 15, 2024

«file_as_name»
«addr_line2»
«addr_line3»
«addr_city», «addr_state» «addr_zip»

RE: «situs_number» «situs_street» «situs_street_suffix» «situs_unit»

Dear Owner:

Congratulations! You've recently purchased a property in one of the City of Galveston's Historic Districts. We would like to take this opportunity to welcome you to the Historic District and share some information about owning a historic property. Galveston is known nationwide for its historic architecture, cultural and historical traditions, and for the preservation of these resources. Each of Galveston's four historic districts has a unique sense of place and receives protection under the Land Development Regulations.

The Historic District regulations are administered by the City's Planning and Development Division and the Galveston Landmark Commission. Here are some resources that are available to you, as an owner in a historic district:

- The Planning and Development Division has staff members with Historic Preservation expertise. The staff is here to assist you with any questions that you have about your historic property and to guide you through the review process. Most projects can be administratively approved through the building permit process. Staff can be reached at 409-797-3660 or planning@galvestontx.gov.
- The Landmark Commission is the review board for the historic districts. It is a citizen board that is charged with reviewing the rehabilitation, restoration, new construction, and demolition of buildings within the historic districts. If Landmark Commission review is needed, the staff is here to help you through the process.
- The *Design Standards for Historic Properties* document is a tool used by staff, homeowners, and the Landmark Commission to review and approve proposed projects. The *Design Standards* contain a wealth of information and can be downloaded from the City's website at: <http://galvestontx.gov/documentcenter/view/337>.
- Properties in historic districts are eligible to participate in the City's Historic Preservation Financial Incentives Program. More information on the program is available here: <http://galvestontx.gov/646/The-Financial-Incentive-Program>.
- The Galveston Historical Foundation (GHF) and the Rosenberg Library's Texas History Center are valuable resources in researching the history of your building.

Prior to any work being done in the historic districts, please contact me at cgorman@galvestontx.gov to discuss the review requirements and building permit procedures.

As an owner of a historic property, you are a steward of our City's heritage. Your Landmark Commission and City Staff are here to help you pass that heritage on to future generations.

Sincerely,

Catherine Gorman, AICP
Assistant Director/Historic Preservation Officer
Development Services Department
City of Galveston

Door Handle Outreach

City of Galveston



Historic District Notice

Reminder that this property is in a historic district and regulated by the City of Galveston. Exterior changes must be reviewed before they can be performed.

While projects can be administratively approved, Landmark Commission review may be required. The City has staff members to assist you with any questions and guide you through the process.

The *Design Standards for Historic Properties* is a guide for property owners and contains a wealth of information. Copies can be downloaded from the City's website or contact staff for a hard copy.

Please contact us for more information:

www.cityofgalveston.org

NORTH SHORE CREST HISTORIC DISTRICT



DID YOU KNOW YOU LIVE IN A HISTORIC DISTRICT?

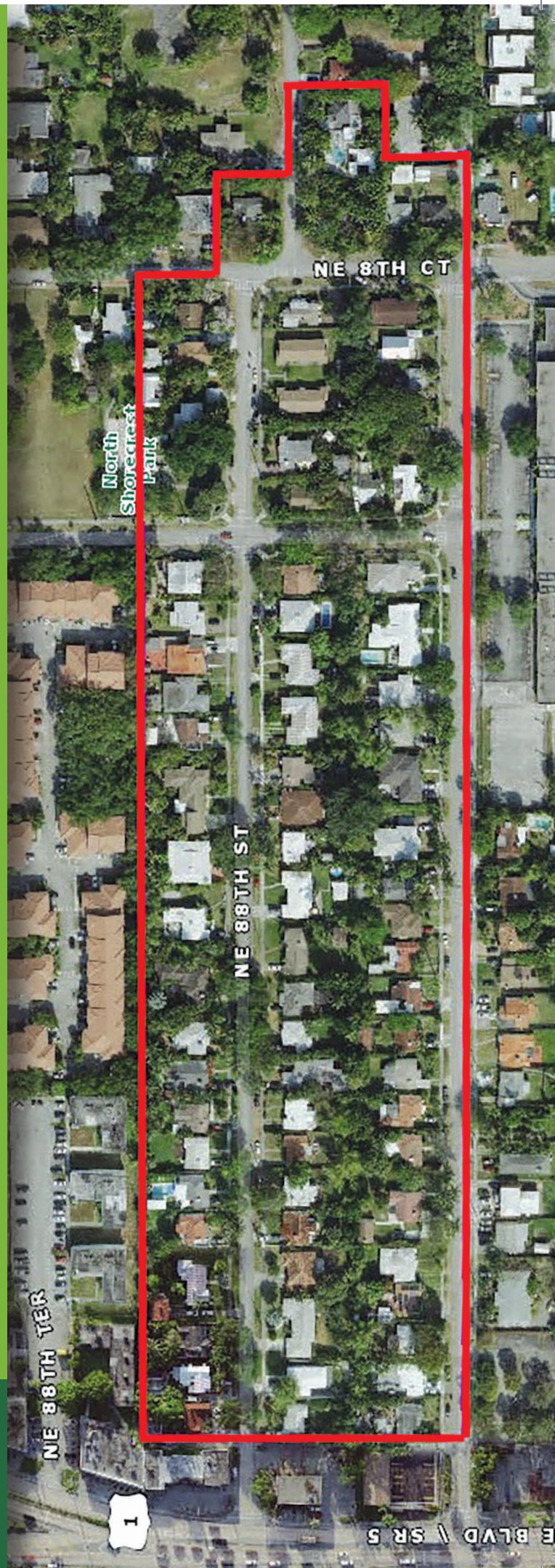
- Miami-Dade County designated North Shore Crest a historic district in 1999.
- The district was designated for its architecture and developmental history.
- Changes to the exterior of your home may require approval from the Office of Historic Preservation. It is always a good idea to contact our office before making any changes to double check whether you need approval. Interior changes do not require approval.
- There is no charge for staff-level review and applications are generally processed within one to two business days. Applications can be submitted and reviewed by email.
- Some projects may require review by the Historic Preservation Board. We can help you determine if your project would need this review.
- When in doubt, reach out! **WE ARE HERE TO HELP.**

To obtain this information in an accessible format, please call 305-372-6779.

OFFICE OF HISTORIC PRESERVATION

Department of Regulatory and Economic Resources
111 NW 1st Street - 12th Floor
Miami, FL 33128 ■ (305) 375-4958

historicpreservation@miamidade.gov



DISTRITO HISTÓRICO DE NORTH SHORE CREST



¿SABÍA USTED QUE VIVE EN UN DISTRITO HISTÓRICO?

- El Condado de Miami-Dade designó a North Shore Crest como distrito histórico en 1999.
- El distrito fue designado por su arquitectura y su historia urbanística.
- Es posible que los cambios del exterior de su casa requieran la aprobación de la Oficina de Preservación Histórica. Siempre es buena idea que se comunique con nuestra oficina antes de realizar cualquier cambio para comprobar si necesita aprobación. Los cambios interiores no requieren aprobación.
- La revisión de cada caso por el personal es gratuita y las solicitudes suelen tramitarse en uno o dos días laborables. Las solicitudes pueden presentarse por correo electrónico para su revisión.
- Es posible que algunos proyectos requieran someterse a examen de la Junta de Preservación Histórica. Podemos ayudarle a determinar si su proyecto necesitaría dicho examen.
- En caso de duda, ¡póngase en contacto con nosotros!
ESTAMOS AQUÍ PARA AYUDARLE.

Para obtener esta información en formato accesible, llame al 305-372-6779.

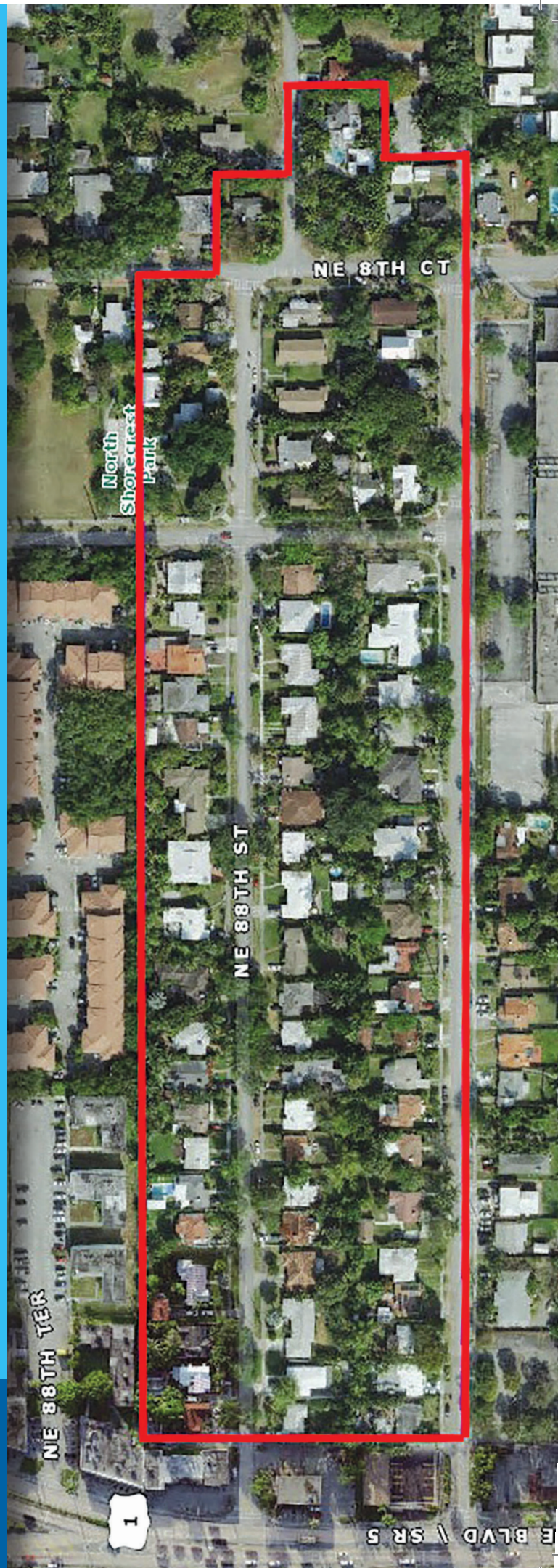
OFICINA DE PRESERVACIÓN HISTÓRICA

Departamento de Recursos Económicos y de Regulación
111 NW 1st Street - 12th Floor
Miami, FL 33128 ■ (305) 375-4958

historicpreservation@miamidade.gov



PRESERVACIÓN
HISTÓRICA



DISTRI ISTORIK NORTH SHORE CREST



ÈSKE OU TE KONNEN OU ABITE NAN YON **DISTRI ISTORIK**?

- Konte Miami-Dade te deziyen North Shore Crest yon distri istorik an 1999.
- Yo te deziyen Distri a pou achitekti li ak istwa devlopmantral li.
- Chanjman nan eksteryè kay ou kapak nesese apwobasyon ki soti nan Biwo Prezèvasyon Istorik. Anvan ou fè nenpòt chanjman, se toujou yon bon ide pou w kontakte biwo nou an pou w verifye si ou bezwen apwobasyon. Chanjman enteryè pa bezwen apwobasyon.
- Nou pa egzije okenn frè pou revizyon ke anplwaye nou yo fè, epi yo jeneralman trete aplikasyon yo nan youn a de jou ouvlab. Ou ka soumèt aplikasyon yo pa imel e revizyon yo ka fè pa imel.
- Gen kèk pwojè ki ka nesese revizyon Komisyon Konsèy Prezèvasyon Istorik la. Nou ka ede w detèmine si pwojè w la ta bezwen revizyon sa a.
- Lè w gen dout, kontakte nou! **NOU SE LA POU EDE.**

Pou w jwenn enfòmasyon sa yo nan yon fòma aksesib, tanpri rele 305-372-6779.

BIWO PREZÈVASYON ISTORIK

Depatman Regilasyon ak Resous Ekonomik
111 NW 1st Street - 12th Floor
Miami, FL 33128 ▪ (305) 375-4958

historicpreservation@miamidade.gov



PREZÈVASYON
ISTORIK





A MESSAGE FROM THE DECATUR ARCHITECTURAL REVIEW BOARD

DID YOU KNOW?

Your Listing is Special!

Your listing at _____ is in the
_____ Historic District.

Decatur's Architectural Review Board:

The Decatur Architectural Review Board (ARB) is responsible for reviewing proposed **exterior** changes within the city's locally zoned historic districts. Proposed changes that affect the **exterior** appearance of a property in the districts must be approved by the ARB prior to the work being undertaken. People are drawn to our historic districts because of their timeless appearance, and our districts look this way because of the review process. Staff is available to meet with prospective buyers on site to discuss any questions or plans they may have.

Learn more!

For more information on the ARB process,
scan the QR code:



Architectural Review Board
meetings are held the 2nd
Thursday of each month.

4 pm, Council Chambers

City Hall
402 Lee Street NE

For more info, contact:

Caroline T. Swope
Preservation Specialist
5th Floor
402 Lee Street NE
Phone: (256) 476-7520



**DECATUR ARCHITECTURAL
REVIEW BOARD**

Department of Community Development
402 Lee Street 5th Floor
Decatur, AL 35601

March 1, 2024

Truth Ventures LLC
921 N. Division Avenue
Grand Rapids MI 49503

RE: 548 East Fulton Street
Heritage Hill Historic District

Dear Property Owners:

Historic Preservation (HP) Staff would like to take this opportunity to welcome you to the Heritage Hill Historic District as the new owners of 548 East Fulton Street. Enclosed you will find a "Starter Kit" for new owners to help you understand the processes and requirements for historically designated properties.

For properties in a historic district all work, alterations, repairs, etc., that affect the exterior of a building and the property will require review by either Historic Preservation Staff or the Historic Preservation Commission (application fees are nominal, \$27 for staff review or \$88 for HPC review). Please do not hesitate to contact me if you have questions, concerns or are contemplating any exterior work or interior work that could affect the exterior.

Welcome to the Neighborhood!

Sincerely,

Rhonda Baker
Historic Preservation Specialist
Phone: 616-456-3451
Email: rbaker@grcity.us

Enclosures



TOWN OF MENDON

HISTORIC DISTRICT COMMISSION

20 Main Street Mendon, Massachusetts 01756

Phone: (508) 458-6707 Fax: (508) 478-8241

Email: hdc@mendonma.gov

mendonma.gov/historic-district-commission

Dear Historic Property Owner or Tenant,

Welcome to Mendon. You are receiving this letter because your property is located within a Historic District in Mendon. We are also mailing out notice of proposed amendments to the design guidelines to the district and felt it was a good time to check in and share some general information. The Mendon Historic District Commission was established with the adoption of the Historic District Bylaw at the Annual Town Meeting on May 5, 2017 and currently includes the Mendon Center District and the Taft Homestead District. There are 2 new districts being proposed at the November 2022 Special Town Meeting and you can find out more on our website (www.mendonma.gov/hdc/2022study)

The buildings and structures within these districts reflect or constitute distinctive features of the architectural, cultural, economic, political, or social history of the Town. The intent of the historic district by-law is to protect and preserve these resources through a local review system that encourages and ensures appropriate improvement and development within the districts. There are over 220 historic districts in Massachusetts which have been responsible for protecting many irreplaceable historic and cultural resources. The Historic Districts Act, Massachusetts General Laws Chapter 40C, was created to protect and preserve these resources through a local review system that encourages and ensures appropriate improvement and development within the historic districts. Our goal is to preserve and protect the distinctive architecture and characteristics of significant buildings and places in Mendon. These homes, churches, and commercial buildings, constructed over a period of time, represent a variety of architectural styles which convey a sense of connection to and pride in Mendon's history.

The Mendon Historic District Commission (HDC), appointed by the Mendon Select Board, is charged with preserving the architectural and historic integrity of the structures within the historic districts. The commission meets monthly to assist property owners within the Historic Districts to make informed decisions about exterior architectural and site changes. The Historic District Commission is authorized to review the appropriateness of exterior changes to buildings and places within the district that are visible from any public street, way or body of water.

As a property owner or tenant, you must first submit an application to the District Commission before making changes to the exterior of your building. Application forms are available online at mendonma.gov/hdc

Please note that any exterior work within the Historic Districts requires approval prior to work being done. When the work involves no change in historic features, or the work is identified as an exemption in Section 9 of the by-law, a Certificate of Non-Applicability can be issued.

In an effort to help you maintain the unique features of your historic property, the HDC has assembled guidelines to achieve this goal. It has composed these design guidelines to help you determine your obligations to your property and that of your neighbors and to help you use the HDC members in an advisory role. You can find a copy of these guidelines here: mendonma.gov/hdc-design-guidelines

CONTACT INFO

Please do not hesitate to reach out to the HDC members with questions or concerns regarding the steps needed to alter the exterior of your building. It is the goal and privilege of the commission to help you preserve your property and the Mendon Historic District.

EMAIL: hdc@mendonma.gov

PHONE: 508-458-6707

WEB: mendonma.gov/hdc

The Mendon Historic District Commission (HDC) appreciates and thanks you for your dedication to preserving the architectural integrity of your property located within Mendon's Historic District.

Deb Flanagan - *Chair*
Dan Byer – *Vice-Chair*
Mark Bucchino
Jane Lowell
Janice Muldoon-Moors
Ruth O'Grady
_____(Vacancy)
Anne Dudley-*Alternate*
Russ Dudley – *Alternate*
_____- *Alternate 3*
_____- *Alternate 4*

Historic Districts: Frequently Asked Questions

How is a local historic district created?

The first step is to find out what residents and property owners think. This is done through a study committee. They are tasked with investigating and researching local historic district designation further. The study committee holds public meetings, seeks public input, researches the history of the area and prepares a report on their findings. The final step is passage of a historic district bylaw by a two-thirds majority at town meeting. The Mendon Center and Taft Homestead Districts were approved by voters at the May 2017 annual town meeting. Two new districts are being proposed for the November 2022 town meeting and you can find more information on our website (www.mendonma.gov/hdc/2022study)

Who are members of the historic district commission?

A local bylaw describes specifically how the Board of Selectmen make appointees to the Historic District Commission. In Mendon the commission is made up of 7 members and 4 alternates. The current membership is as follows:

Deborah Flanagan – *Chair (Realtor Representative)*

Daniel Byer– *Vice Chair (Member at-large)*

Mark Bucchino (*Mendon Center District Representative*)

Jane Lowell (*Taft Homestead District Representative*)

Janice Muldoon-Moors (*Historic Commission Representative*)

Ruth O'Grady (*Historical Society Representative*)

_____ (*Vacancy*)

Anne Dudley-*Alternate #1*

Russ Dudley – *Alternate #2*

Alternate #3 - VACANT

Alternate #4 - VACANT

If you are interested in joining the commission, please reach out.

Why was this area selected to become a new historic district?

The initial Historic District study committee agreed to focus their efforts on the 'Triangle' of the Town Center. As an agricultural community, this area is the anchor of the Town. This specific area has the most historical significance to the Town and includes not only historic homes but Town Buildings, Commercial properties, Church Buildings, Cemeteries and Founders' Park. This, (referred to as the Mendon Center District) together with the Lowell Homestead on Millville Road (referred to as the Taft Homestead District), would be the first proposed Local Historic Districts. Other neighborhoods and homes may be considered in the future should the owners choose to be included or should it be felt that it is in the best interests of those properties that they be protected and preserved due to their historical significance.

Please read the complete study report (mendonma.gov/hdc/2017study) to learn more about the reasons this area was selected.

If my house is included in the local historic district, does that mean I have to make it look more historic?

No, you can maintain the current look of your house as long as you would like. A local historic district only reviews proposed changes to exterior architectural features. Routine maintenance of your house is exempt from review.

What kinds of things are reviewed by a historic district commission?

Exterior architectural features visible from a public way are subject to review. Interior changes, landscaping, window air conditioners, the color of paint or roofs, storm windows and doors, terraces, walks, and driveways at grade are all excluded from review. General maintenance and the repair or replacement that does not involve a change in the design or material is also excluded from review. A complete list of exclusions can be found in the by-law.

The current Historic District Design Guidelines are available online at mendonma.gov/hdc-design-guidelines

To request a printed copy, you can email the Historic District Commission at hdc@mendonma.gov or call (508) 458-6707. ***You are receiving this packet because there is a proposed revision to the design guidelines scheduled to be discussed at a hearing on 9/16. You can see the draft document at mendonma.gov/hdc/2022design***

Does this mean I can't paint my house any color I want?

While some local historic districts in Massachusetts do include paint color review, Mendon DOES NOT regulate the color of paint or the color of roofing materials.

If my building was located in a local historic district and I was constructing an addition, what would I have to do?

We recommend that residents who are planning projects contact the Historic District Commission to discuss your plans. The Commission can best assist residents at this stage and direct you through the process. Before acquiring the building permit for your addition, you would fill out an application to the Historic District Commission. The Commission would hold a public hearing and review the proposed plans to make sure that they are appropriate changes to the historic district. If the addition was appropriate, the district commission would issue a certificate. You would then present the Certificate to the Building Inspector to get your building permit. If the addition was not found appropriate, then the Commission would explain to you how the project could be improved. Applications can be found online at www.mendonma.gov/hdc

Isn't this just another level of bureaucracy?

While it is true that an additional step is needed for some projects, the benefits of protecting the rich architectural heritage found in our Town outweigh this added step. The Historic Districts in Mendon contains buildings 100 and even 200 years old. Without a local historic district, these gems that have lasted so long could be demolished or irreparably altered tomorrow.

What will happen to the value of my property if a local historic district is established?

No one can predict the future but studies around the country suggest that property values stay the same or increase faster in local historic districts compared to similar, non-designated areas.

If I and my neighbors already maintain the historic character of our properties, why do we need an historic district?

By having a local historic district, you can be assured that a NEW property owner across the street from your house will also maintain the historic character of the village center.

For further information you can visit the Historic District Commission page on the Town website: www.mendonma.gov/hdc.

You can also contact us via email hdc@mendonma.gov or phone (508) 458-6707.