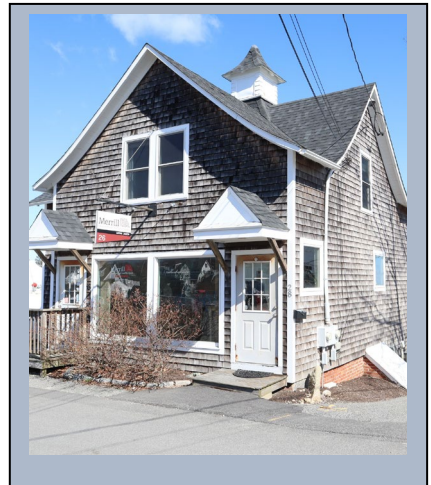
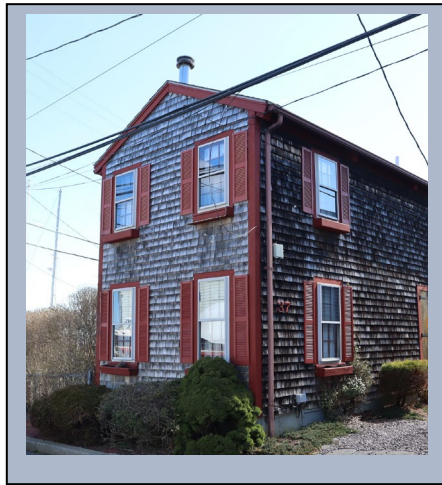


Plymouth Historic District Expansion Preliminary Study Report

Plymouth Historic District Commission



October 23, 2023

Project Consultant

Chris Skelly

Skelly Preservation Services

Community Planning and Preservation

www.skellypreservationservices.com

in cooperation with the Plymouth Historic District Commission

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Summary Sheet

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James Cahill
Richard Stefani
Anne Mason
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Kimberlee Canducci
Bill Fornaciari, Alternate

Date of Public Hearing: Tentatively January 10, 2024

Date of Town Meeting Vote: April 6, 2024

Total Properties: 59 Properties

Conclusion:

The Plymouth Historic District Commission voted unanimously on October 11, 2023 to recommend that the Plymouth Historic District be expanded, based on the map included within this study report. The Plymouth Historic District Commission recognizes a local historic district expansion will best protect the many significant properties located in the Bradford and Union Streets area.

Introduction

Local Historic Districts

Over 120 cities and towns in Massachusetts have established a local historic district as a means of protecting irreplaceable buildings, villages, neighborhoods and downtowns from demolition and inappropriate alterations. Created through passage of a city ordinance or town bylaw, a local historic district requires that certain projects, when visible from the public way, receive a certificate from a local historic district commission before work progresses.

Local historic districts are one of the oldest and most effective forms of protection for historic properties. The first local historic districts in the country were established in Charleston, South Carolina and New Orleans, Louisiana in the 1930s. In Massachusetts, the first local historic districts were established on Beacon Hill and Nantucket in 1955. Today, there are over 200 local historic districts in Massachusetts. Since 1960, most local historic districts in Massachusetts were created under Massachusetts General Law Chapter 40C-the Local Historic Districts Act. This is the case for the local historic district in Plymouth.

Under MGL Chapter 40C, local historic districts can vary greatly in size. In Massachusetts, local historic districts can be as small as one property or as large as the entire city or town. The city of Somerville has dozens of single building local historic districts, protecting buildings scattered throughout the city. The town of Nantucket has a local historic district that includes the entire island. Most local historic districts, statewide and nationwide, are smaller in size, protecting whole neighborhoods or downtowns.

It is important to note that local historic districts do not stop change nor do they attempt to freeze a period in time. The purpose of a local historic district is not to thwart growth, but to guide growth, to allow for thoughtful consideration of change by having a locally appointed historic district commission part of the process. New housing, new construction, building additions and alterations all occur within local historic districts.

Local Historic Districts in Plymouth

The Plymouth Historic District Commission is responsible for administering a single local historic district encompassing much of downtown Plymouth. The Plymouth Historic District was established in 1973 and has been expanded three times, beginning in 1977. Later expansions occurred in 1991 and 1995. The Plymouth local historic district bylaw has helped to protect this significant collection of historic properties. Other areas of Plymouth, outside of the local historic district, have very little protection from alterations, demolitions and incompatible development.

Benefits of Local Historic Districts

The overarching benefit of a local historic district is the community-based review process that protects significant buildings from demolition and inappropriate alteration. Through local historic districts, the unique character of an area can remain, while adapting to change over time. Where demolitions are common, local historic districts have offered residents, homeowners and business owners the opportunity to protect their communities and neighborhoods from destruction. As such, they improve the quality of life for residents, providing stability, pride in the neighborhood, a visual sense of the past and peace of mind that the historic environment will remain. The buildings remain part of the community, perhaps continuing as a home, a business,

or perhaps adapting to a new use. New construction, such as for housing, can be incorporated into the neighborhood so that the design is compatible with existing historic buildings.

There are many environmental benefits to rehabilitation over demolition. Local historic districts offer additional environmental benefits when they encourage investment in neighborhoods that favor walkability and transit. Added benefits of local historic districts may be economic in nature, such as increased tourism, additional tax revenue and new opportunities for growth.

Establishing Local Historic Districts

Through the local democratic process of city and town government, local historic districts are established as well as expanded. The key word is local. While cities and towns in Massachusetts must follow the steps outlined in MGL Chapter 40C to establish a local historic district, ultimately, the decision on whether to have or not have a local historic district lies solely with the local community.

Local Historic Districts and National Register Districts

There are two kinds of historic districts in Massachusetts and there are substantial differences between these designations. The National Register of Historic Places is a listing of buildings, structures, sites, objects, and districts significant in our nation's history, culture, architecture or archeology and that are worthy of preservation. It is a federal designation from the Secretary of the Interior and the National Park Service.

The town of Plymouth contains National Register listed individual buildings and national register districts. Examples of national register districts in Plymouth include Plymouth Village Historic District Town Brook Historic and Archaeological District and the Bradford - Union Street Historic District

Generally, the National Register of Historic Places is an honorary designation. Unfortunately, most of Plymouth, even including the National Register Districts, are not well protected from alterations and demolitions.

A local historic district, on the other hand, is established locally through a 2/3s affirmative vote of town meeting or city council. It provides a review process for changes to exterior architectural features visible from a public way. This report is focused solely on the expansion of the local historic district.

It is possible for an area to be designated both as a national register district and local historic district. In the case of Plymouth, downtown areas are included within the national register district and the local historic district.

Methodology

Recognition of the need to better protect the significant historic resources of Bradford and Union Streets can be traced to decades ago. The Master Plan for the area from 1983 refers to property owner interest in a local historic district even at that time. More recent efforts to establish a local historic district followed the application to demolish a building located at 14 Union Street.



The Plymouth Historic District Commission voted to delay the demolition of the building one-year through the demolition delay bylaw of the town of Plymouth. The delay period expired in February of 2023. An alternative to a full demolition was put forward with CPC funds. The building remains standing but its fate remains unclear.

Neighborhood concerns over the potential loss of significant historic resources led to renewed interest in protecting the area through a local historic district bylaw, expanding the existing local historic district into this section of the downtown/waterfront area.

Based on hearing the community's concerns, the Plymouth Historic District Commission moved forward with an investigation to expand the local historic district. The Plymouth Historic District Commission held two community forums to hear from property owners, residents and business owners.

The first forum was held at Plymouth Town Hall on July 13, 2023, following mailing meeting notifications to property owners and town meeting members from the area. Approximately twenty people attended. Presentations explained the significance of the Bradford and Union Street areas, the process to establish a local historic district and how local historic districts protect significant areas. Following the presentations, all attendees were invited to speak. Comments regarding the proposed expansion varied from full support of a local historic district to those that did not support expansion. Some speakers felt that the district boundary should be larger in order to protect additional vulnerable, significant resources.

At the second community forum, September 25, 2023, the results of the historic district opinion survey were presented. The survey had a response rate of 40%. While the majority of respondents recognized that the area is historically significant and should be better preserved, concerns regarding the review procedures of the historic district commission were noted by a majority of respondents. The second community forum attempted to address these concerns by answering questions, referencing the design guidelines, explaining procedures and noting routine exemptions.

During the forum discussion, a local developer accustomed to working with the historic district commission voiced support for the expansion, stating that it is in the best interest of the town to protect its unique places. Like the first community forum, a mix of opinions were expressed.

The historic district commission anticipates additional outreach to the community regarding this proposed expansion. This will include property owners, residents and business owners as well as municipal boards and commissions.

As required by Massachusetts General Law Chapter 40C, notifications of the public hearing will be sent to all property owners. The anticipated date for the public hearing is January 10, 2024. The Historic District Commission will lead notifications for the official public hearing.

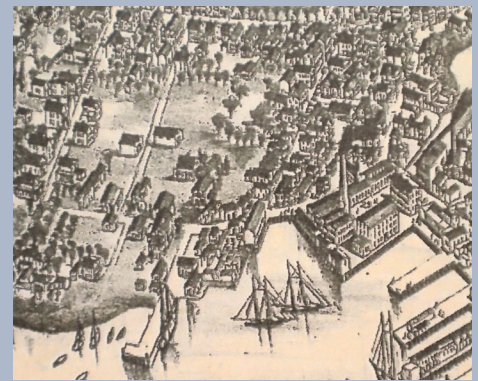
Following the public hearing, the historic district commission will decide on the submission to the town meeting. A submission to town meeting would include a final report with its recommendations, a map of the proposed district and a draft of the proposed bylaw. The establishment of the local historic district by town meeting requires a two-thirds majority vote. The anticipated date for the town meeting vote is April 6, 2024.

Significance

This area of Plymouth was well documented through the National Register nomination form. Listed in 1983 as the Bradford-Union Street Historic District, the district was found significant for architecture, commerce, industry and archaeology-historic, meeting the National Register Criteria A and C.

Many of the residences are utilitarian, wood framed mid-19th Century, 1 ½ story dwellings. Interspersed with the single-family homes are larger multi-family wood framed dwellings, in some cases reflecting growth of the area during the second half of the 19th Century. Along residential Bradford Street, Greek Revival homes predominate as do utilitarian, front gable homes, some with bargeboard still present.

Along Union Street and the harbor, commercial and industrial activity grew during the 19th Century. While a boatbuilding shop and lumberyard no longer exist, the foundry building remains a large, prominent building, occupied with a new use. A foundry here was established in the 1840s. The current building dates from 1867 and 1900 and historically housed a stove manufacturer. More recent uses include a marina and gallery space. This building is currently proposed for demolition.



Plymouth Map, 1882

Source: Plymouth Public Library



Plymouth Map, circa 1902

Source: Plymouth Public Library

During the 19th Century, this area adjacent to Plymouth Harbor contained a mix of industrial and residential buildings closely associated with the busy maritime activity consisting of fishing, whaling and merchant ships. 19th Century occupations of residences in this neighborhood were predominantly closely related to the sea, such as boat builders, carpenters, mariners, spar makers, coopers, seaman and shipmasters.

Dried cod was exported from Plymouth and the drying process took place in the neighborhood. According to the National Register nomination, 20 and 37 Bradford Street were fish houses later converted to residential use.

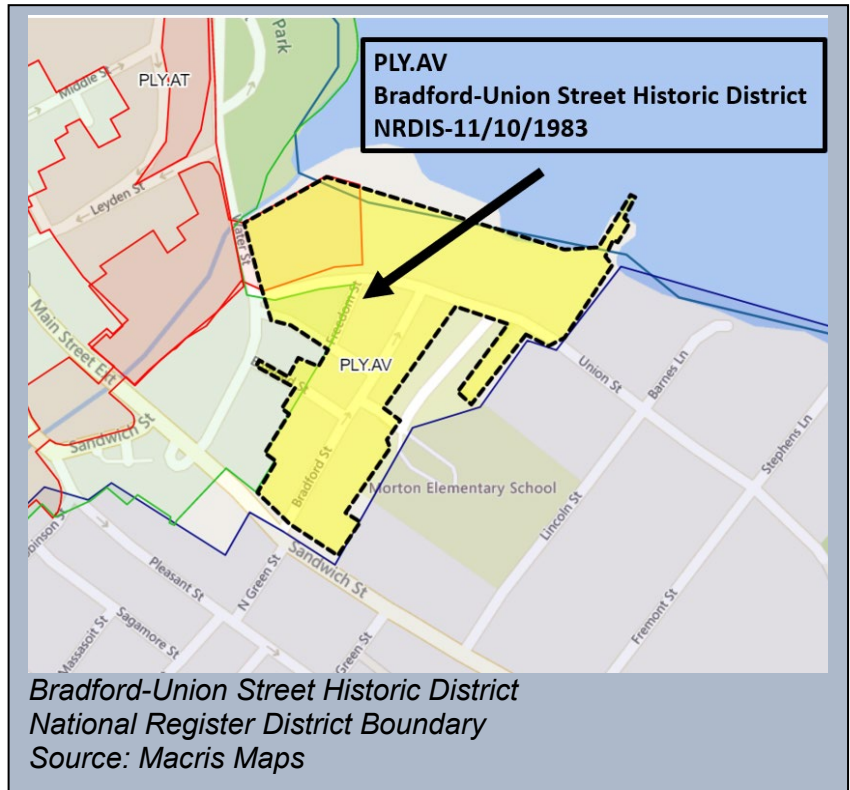
Reflecting a very busy port, the Bradford-Union Street neighborhood grew throughout the 19th Century. However, by the early part of the 20th Century, commercial activity in the harbor had greatly diminished.

By the 1980s, the Plymouth Redevelopment Authority recognized the decline taking place and commissioned a master plan for the revitalization of the Bradford Street area. The plan recognized the unique historic significance of the area and recommended an approach that would include historic preservation. The plan notes that in a survey of residents, the establishment of a local historic district was supported.

The listing of the Bradford-Union Street Historic District on the National Register of Historic Places in 1983 further demonstrated the uniqueness and significance of the area to the history of the town.

Today, the collection of buildings extant in the neighborhood conveys a distinct era of Plymouth's history and reflects the occupations and hardworking individuals that maintained an active harbor of fishing, shipping and industry.

Also, included within the proposed district are two school buildings located on Lincoln Street. The Old Plymouth High School dates from 1892. The building served as the high school until 1936. It was later converted to use as Plymouth Town Hall. Across the street, the Nathaniel Morton Elementary School was constructed in 1913 in the Colonial Revival style. Additions were added in 1917 and 1936. Both buildings have served municipal uses for over 100 years.



Justification of the Boundaries

Based on the goals of the Plymouth Historic District Commission, the boundaries of the proposed Plymouth Historic District expansion largely encompass the Bradford-Union Street National Register District. The goal is to better protect this significant area through the local protection of a local historic district.

The Town Brook and Plymouth Harbor are logical boundaries to the west and north of the district.

The investigation of the proposed expansion area concluded that significant historic resources were found outside of the proposed area, particularly to the south and east. However, the pattern of development, lots sizes and architectural styles differ markedly from that found on Bradford Street. To the south, North Green Street, Pleasant Street and nearby streets, while very significant, contain building types and development patterns also distinct from the proposed district.

The Plymouth Historic District Commission may consider a larger local historic district expansion that would include these areas as future needs arise. However, at this time, the Commission believes the most prudent and expedient approach to protecting historic resources in Plymouth is to move forward with the proposed boundary.



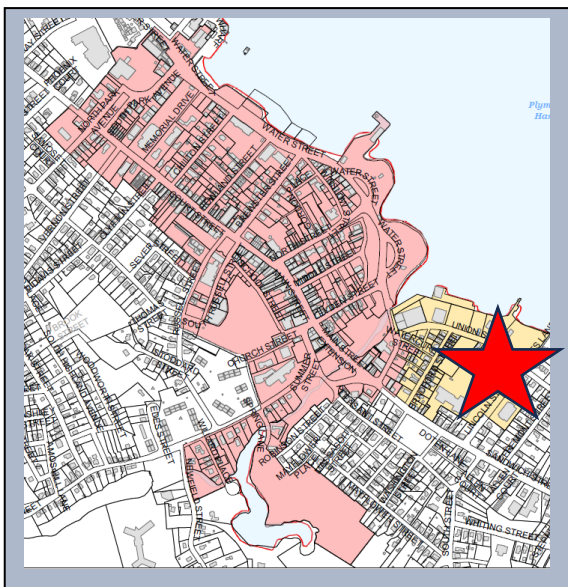
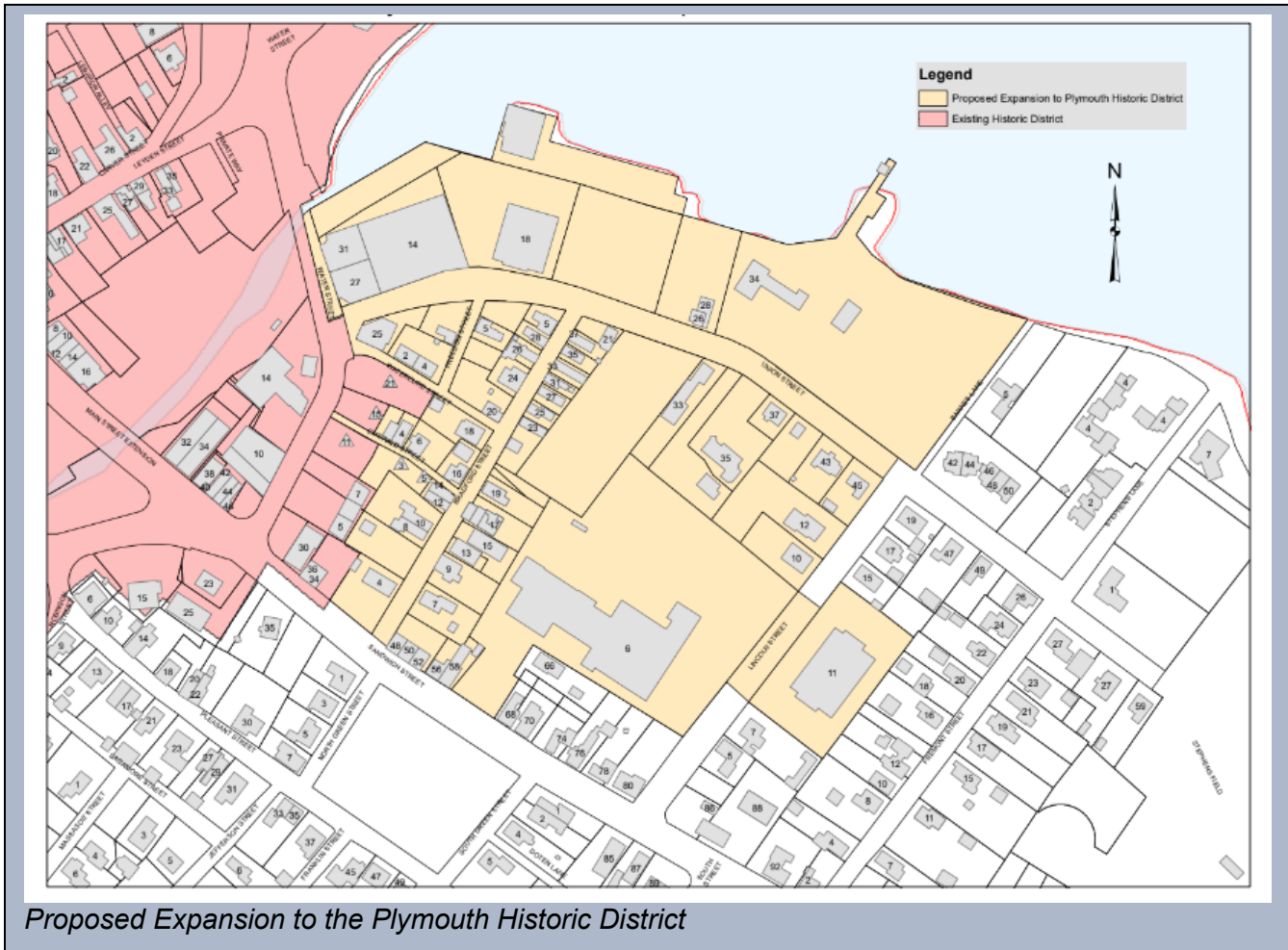
Options and Recommendations for the Bylaw

The Local Historic District bylaw for the town of Plymouth was established in 1973 through town meeting.

As part of this local historic district expansion, recommended changes to the bylaw are minimal. The main purpose of the bylaw change will be to reference the new local historic district boundary. New language in the bylaw will be the following or something similar:
Under the authority of Massachusetts General Law, Chapter 40C, Section 3, the Plymouth Historic District is expanded, bounded as shown on the map entitled "Plymouth Local Historic District Expansion" and dated XXX. Said map is made a part of this bylaw.

No further bylaw recommendations are put forth at this time.

Map of the Proposed District



The existing Plymouth Historic District is shown in pink and the proposed district expansion area is in yellow.

Appendices

Appendix A - Property Index

Proposed Plymouth Historic District Expansion-2023

The following is a street address list of properties under consideration for inclusion within the Plymouth Historic District. NRDIS: National Register of Historic Places

[Survey Form](#) [Photo](#) [New Photo](#)

4 Bradford Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.1695-NF **Designation:** NRDIS

Date of Construction: ca. 1845

Notes:



6 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1696-NF **Designation:** NRDIS

Date of Construction:

Notes: This parcel contains a garage.

7 Bradford Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.1723-NF **Designation:** NRDIS

Date of Construction:

Notes:



8-10 Bradford Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.1697-NF **Designation:** NRDIS

Date of Construction: ca. 1854

Notes:



9 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1722-NF **Designation:** NRDIS

Date of Construction: ca 1900

Notes:



12-14 Bradford Street

Historic Name:

Arch Style/Form Gambrel

MHC #: PLY.1698-NF

Designation: NRDIS

Date of Construction: 1930

Notes:



13 Bradford Street

Historic Name: Gibbs House

Arch Style/Form Greek Revival

MHC #: PLY.1721-NF

Designation: NRDIS

Date of Construction: 1844

Notes:



15 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1720-NF

Designation: NRDIS

Date of Construction: ca. 1930

Notes:



16 Bradford Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.1699-NF

Designation: NRDIS

Date of Construction: 1845-1867

Notes:



17 Bradford Street

Historic Name: Thomas Farmer

Arch Style/Form Undefined

MHC #: PLY.1719-NF

Designation: NRDIS

Date of Construction: 20th Century

Notes: This house appears to have been demolished and new multi-family housing constructed on the site.



18 Bradford Street

Historic Name:

Arch Style/Form Bungalow

MHC #: PLY.1708-NF

Designation: NRDIS

Date of Construction: early 20th C

Notes:



19 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1718-NF

Designation: NRDIS

Date of Construction:

Notes:



20 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1709-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



23 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1717-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



24 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1710-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



25 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1716-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



26 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1711-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



27 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.130-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



28 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1712-NF

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



31 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.131

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



33 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.132

Designation: NRDIS

Date of Construction: mid 19th C

Notes:



35 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.133

Designation: NRDIS

Date of Construction: mid 19th C

Notes: There may be a street renumbering issue here since last survey.



37 Bradford Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.134

Designation: NRDIS

Date of Construction: 1850

Notes: There may be a street renumbering issue here since last survey.



3-5 Emerald Street

Historic Name:

Arch Style/Form Vacant

MHC #: None

Designation: NA

Date of Construction:

Notes:

4LR Emerald Street

Historic Name: Charles Churchill

Arch Style/Form Cape

MHC #: PLY.1701-NF

Designation: NRDIS

Date of Construction: ca. 1700



Notes: Macris states this is already in the LHD. Historic photo is from the National Register nomination.

6 Emerald Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1700-NF

Designation: NRDIS

Date of Construction: ca. 1900



Notes:

2 Freedom Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1704-NF

Designation: NRDIS

Date of Construction:



Notes: Macris states this is already in the LHD.

5 Freedom Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1707-NF

Designation: NRDIS

Date of Construction: ca. 1845-1867



Notes: Historic photo is from 1983 National Register nomination.

6 Lincoln Street

Historic Name: Morton, Nathaniel, Elementary School

Arch Style/Form Colonial Revival

MHC #: PLY.542

Designation: NA

Date of Construction: 1913



Notes:

10 Lincoln Street

Historic Name:

Arch Style/Form Postwar Traditional

MHC #: PLY.547

Designation:

Date of Construction: C 1950

Notes:



11 Lincoln Street

Historic Name: Old High School

Arch Style/Form Colonial Revival

MHC #: PLY.546

Designation: NA

Date of Construction: 1892

Notes:



12 Lincoln Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.548

Designation:

Date of Construction: R 1850

Notes:



48-50 Sandwich Street

Historic Name:

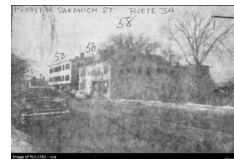
Arch Style/Form Undefined

MHC #: PLY.1782

Designation: NRDIS

Date of Construction: 1845

Notes:



56-58 Sandwich Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.106, PLY.107

Designation: NRDIS

Date of Construction: 1832, 1857

Notes: The MHC forms PLY.106 and PLY.107 date from the 1960s. No photos are included.



5 Union Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.1713-NF

Designation: NRDIS

Date of Construction: 1845-1867

Notes:



14 Union Street

Historic Name:

Arch Style/Form Italianate

MHC #: None

Designation: NRDIS

Date of Construction:

Notes:



18 Union Street

Historic Name:

Arch Style/Form Undefined

MHC #: None

Designation: NA

Date of Construction:

Notes:



21 Union Street

Historic Name:

Arch Style/Form Greek Revival

MHC #: PLY.1715-NF

Designation: NRDIS

Date of Construction: ca. 1846-1867

Notes:



26-28 Union Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1714-NF

Designation: NRDIS

Date of Construction: ca. 1900

Notes:



32 Union Street

Historic Name: Morton, Nathaniel, Boathouse

Arch Style/Form Colonial Revival

MHC #: PLY.603, PLY.1724

Designation: NRDIS

Date of Construction: 1906/1912

Notes: PLY.603 is the boathouse. PLY.1724 is a no form. Apparently, the house was demolished here.



33 Union Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1725-NF

Designation: NRDIS

Date of Construction: 1845-57

Notes:



34 Union Street

Historic Name: Yacht Club

Arch Style/Form Undefined

MHC #: PLY.1726-NF

Designation: NRDIS

Date of Construction:

Notes:



35-A Union Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.606

Designation:

Date of Construction: R 1890

Notes:



35-B Union Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.607

Designation:

Date of Construction: R 1890

Notes:



37 Union Street

Historic Name:

Arch Style/Form

MHC #: PLY.604

Designation:

Date of Construction:

Notes:



37-B Union Street

Historic Name:

Arch Style/Form Colonial Revival

MHC #: PLY.605-NF

Designation:

Date of Construction: C 1906

Notes:



43 Union Street

Historic Name:

Arch Style/Form Colonial Revival

MHC #: PLY.608

Designation:

Date of Construction: R 1940

Notes:



45 Union Street

Historic Name:

Arch Style/Form Colonial Revival

MHC #: PLY.609

Designation:

Date of Construction: R 1935

Notes:



25 Water Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1702-NF

Designation: NRDIS

Date of Construction: 1867-1897

Notes: This property is listed in macris as included in the local historic district.



27-31 Water Street

Historic Name:

Arch Style/Form Colonial Revival

MHC #: PLY.308

Designation: NRDIS

Date of Construction: 1867

Notes:



2-4 Watercure Street

Historic Name:

Arch Style/Form Undefined

MHC #: PLY.1703-NF

Designation: NRDIS

Date of Construction:

Notes: Macris states that this building is already in the LHD.

Total: 51

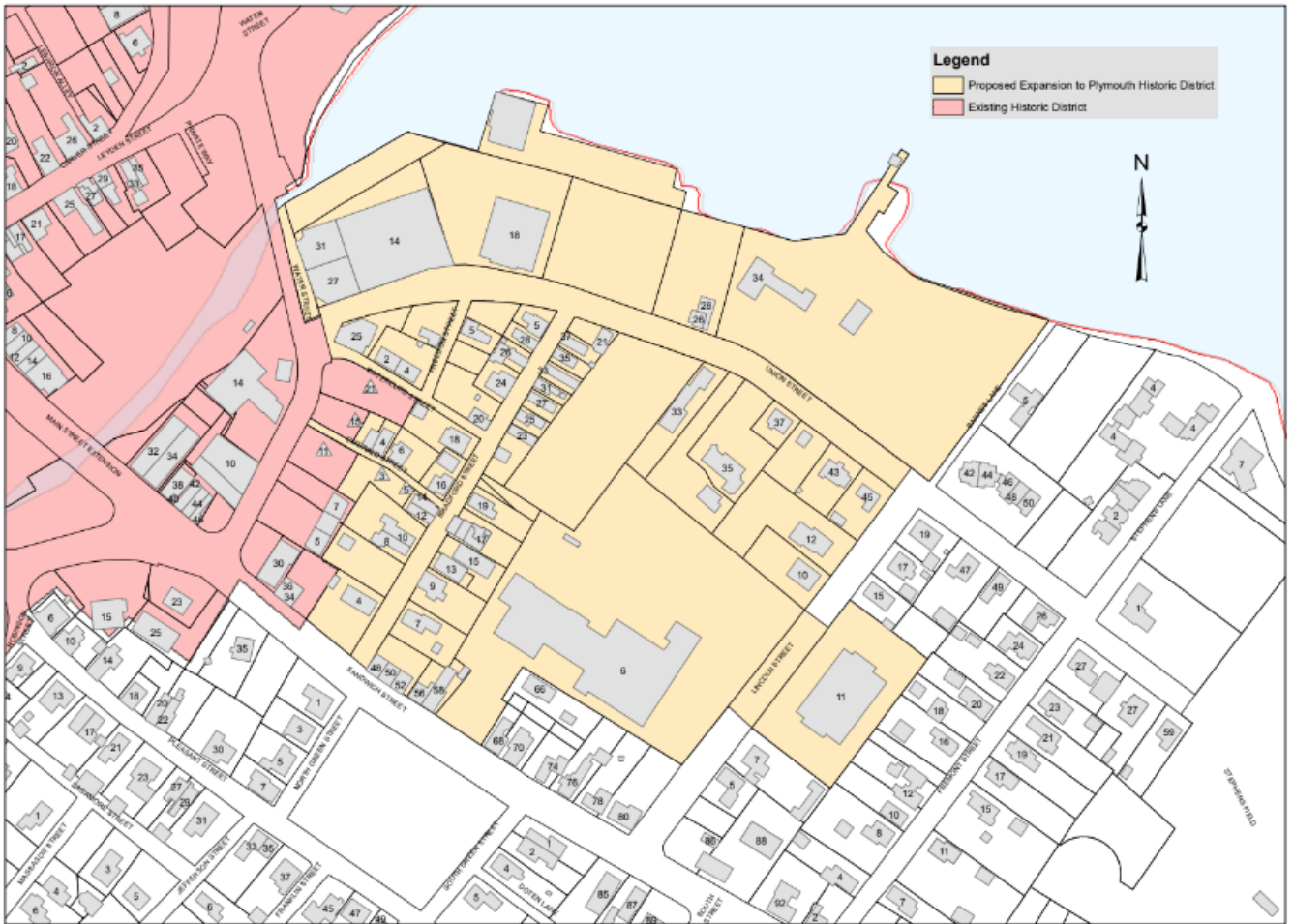


Appendix B

Digital Images

**for the
Proposed Plymouth
Historic District Expansion
Plymouth, MA**

**Local Historic District
Preliminary Study Report**



Map of the Proposed Plymouth Historic District Expansion



Streetscape from 35 Bradford Street



Streetscape from 33 Bradford Street



Bradford Street/Emerald Street Intersection
view toward harbor



Bradford Street/Union Street Intersection
5 Union Street



**Nathaniel Morton School
6 Lincoln Street**



**Plymouth Public Schools Admin Building
11 Lincoln Street**



5 North Green Street
Area located outside of the proposed boundary



Streetscape of 78 Sandwich Street (middle building)
Area located outside of the proposed boundary



14 Union Street



27 Water Street



Union Street/Water Street Intersection

27 Water Street

Appendix C

Bylaw

Local Historic District Plymouth, MA

Chapter 90

HISTORIC DISTRICT

§ 90-1. Statutory authority.

§ 90-2. Establishment.

§ 90-3. Historic District Commission.

§ 90-4. Powers and duties of Commission.

§ 90-5. Appeals.

[HISTORY: Adopted by the Annual Town Meeting of the Town of Plymouth 4-16-1974 by Art. 58 as Art. 14 of the 1974 Bylaws. Amendments noted where applicable.]

§ 90-1. Statutory authority.

This chapter is adopted pursuant to the Historic District Act, MGL c. 40C, in consideration of the purposes set forth in Sections 2 and 7 of the Act.

§ 90-2. Establishment.⁴

There is hereby established in the Town of Plymouth an historic district as shown on a plan entitled "Proposed Historic District" prepared for the Historical District Study Commission, Town of Plymouth, Massachusetts, dated October 18, 1972, by Delano & Keith, Inc., a copy of which is on file in the Town Clerk's office.

§ 90-3. Historic District Commission. [Added 10-26-2005 ATM by Art. 26 (Changes to A and E)]

- A. There is hereby established the Plymouth Historic District Commission, which shall consist of ~~five~~ seven members, including one member from two nominees submitted by the Society for the Preservation of New England Antiquities, one member from two nominees submitted by the Chapter of the American Institute of Architects covering the Town of Plymouth, one member from two nominees of the Board of Realtors, one property owner resident in the Plymouth Historic District, two registered voters of the Town of Plymouth and one Town of Plymouth resident interested in the preservation and protection of places of significance in the history of the Town of Plymouth. The Board of Selectmen shall appoint two alternate members to the Commission. In the case of the absence, inability to act or unwillingness to act because of a conflict of interest on the part of a member of the commission, his/her place shall be

⁴ Editor's Note: Under Art. 70 of the 1977 Annual Town Meeting, the town voted to extend the present historic district. See the town meeting records for a more detailed description of the action.

taken by an alternate member designated by the chairman of the Historic District Commission. Said alternate members shall be appointed initially for 2 year and 3 year terms, with subsequent terms to be for 3 years. **[Last Sentence Added 10/18/2014 ATM by Art. 32]**

- B. All members shall be appointed by the Board of Selectmen for the Town of Plymouth.
- C. If within 30 days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made, the Selectmen may proceed to make their appointments without nominations by such organization.
- D. Wherever possible, all members shall be citizens of the Town of Plymouth.
- E. Each term shall be for three years, except for the terms for the original members, which shall be as follows:
 - (1) New England Antiquities nominee: three years.
 - (2) American Institute of Architects nominee: three years.
 - (3) Board of Realtors nominee: two years.
 - (4) Resident property owner: two years.
 - (5) Interested Plymouth resident: one year.
 - (6) One registered voter of Plymouth for two years, and one registered voter of Plymouth for three years.
- F. In the event that an appointment is made without nominations as aforesaid, the term of the member appointed shall be the same as if nominations had been made.

§ 90-4. Powers and duties of Commission.

The Plymouth Historic District Commission (Commission) established herein and as from time to time existing shall have the powers, authority and duties granted by MGL c. 40C and the powers, authority and duties provided by this chapter.

- A. The Commission may adopt and amend such rules and procedures not inconsistent with the provisions of MGL c. 40C as it deems necessary or desirable for the exercise of its power, authority and duties.

- B. It may employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work within the amounts from time to time appropriated to it by the town and may accept money gifts and expend the same for such purposes.
- C. The Commission may administer, on behalf of the Town of Plymouth, any properties and/or easements, restrictions or other interests in real property which the town may have or may accept as gifts or otherwise and which the town may designate the Commission as the administrator thereof.
- D. The Commission shall have the powers and duties of an Historical Commission as provided in MGL c. 40, § 8D.
- E. The Preservation of Historically Significant Buildings

Section 1. Intent and Purpose

The Demolition Delay Bylaw is enacted for the purpose of preserving and protecting significant buildings and other structures (barns or out-buildings which are generally associated with the significantly historic building) within the Town of Plymouth which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the town and to limit the detrimental effect of demolition on the character of the town. Through this Bylaw, owners of Preferably Preserved buildings are encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings and residents of the town are alerted to impending demolitions of significant buildings. By preserving and protecting significant buildings, streetscapes and neighborhoods, this bylaw promotes the public welfare by making the town a more attractive and desirable place in which to live and work. To achieve these purposes the Plymouth Historic District Commission is authorized to advise the Building Commissioner with respect to demolition zoning permit applications. The issuance of demolition zoning permits is regulated as provided by this Bylaw.

Section 2. Definitions

2.1 APPLICANT - Any person or entity who files an application for a demolition permit. If the applicant is not the owner of the premises upon which the building is situated, the owner must indicate on or with the application his/her assent to the filing of the application.

2.2 APPLICATION - An application for the demolition of a building.

2.3 BUILDING - Any combination of materials forming a shelter for persons, animals, or property.