

**DRI Historic Preservation Policy
Stakeholder Meeting
March 22, 2023**

**MVC Policy for DRI Review
HISTORIC PRESERVATION POLICY**



Approved by Commission vote May 12, 2022
[This policy replaces and supersedes a previous policy entitled 'Demolitions']

This policy establishes guidelines and a procedure that will be used by the Commission to evaluate proposed demolitions or alterations of historic structures and other structures of cultural significance that are either mandatory Development of Regional Impact (DRI) alteration/demolition referrals or those referrals requiring concurrence.

Chapter 831

*Chapter 831 of the Commonwealth of Massachusetts 1977 Acts and Resolves as Amended
An Act Further Regulating The Protection Of The Land And Waters Of The Island Of Martha's Vineyard*

*The purpose of the commission created by this act shall be to further protect the health, safety and general welfare of island residents and visitors by preserving and conserving for the enjoyment of present and future generations the **unique natural, historical, ecological, scientific, and cultural values of Martha's Vineyard** which contribute to public enjoyment, inspiration and scientific study, by protecting these values from development and uses which would impair them, and by promoting the enhancement of sound local economies.*

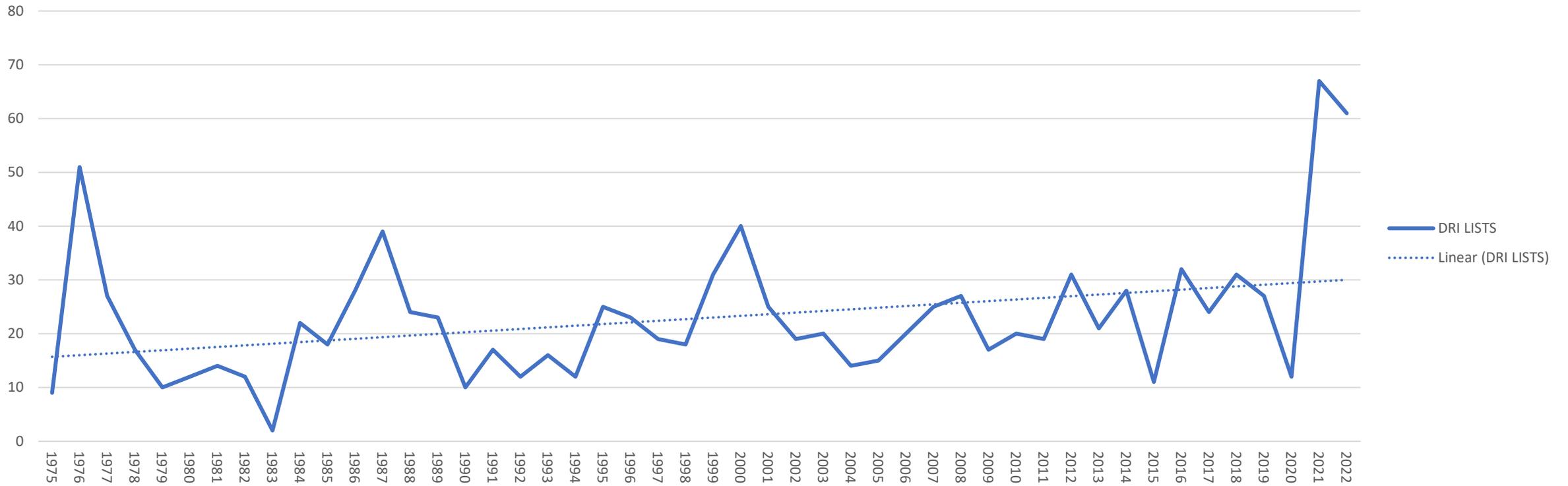
- Authorizes designation of Districts of Critical Planning Concern (DCPCs), and requires review of Developments of Regional Impact (DRIs).
- DRIs are determined based on Standards and Criteria document (updated periodically), and reviewed in terms of benefits and detriments.

DRIs: Big picture

- About 1,200 projects reviewed since 1974
- Historic demolitions/alterations included in DRI Checklist since 1987
- About 55 demolitions/alterations reviewed since 1987, including 20 in 2021-2022
 - 22 approved
 - 15 remanded to town without full review
 - 9 withdrawn
 - 5 unconfirmed or on hold
 - 4 denied

DRI's 1975-2022

Based on Various DRI Lists



Standards and Criteria (DRI Checklist)

Version 14A (2021)

8.1-A Demolition or Relocation of Historic Structures

Any Demolition or relocation of a structure that either:

- a) has **been identified as having historic significance** by a local historic commission or architectural commission, by a general plan of the Town, by the Massachusetts Historical Commission, or is listed with the National or Massachusetts Registers of Historic Places – Mandatory referral and MVC review
- b) is **more than 100 years old** – Mandatory referral requiring MVC concurrence

8.1-B Alteration of Historic Structures

Any proposed exterior alteration of a structure that meets either of the criteria set out in section 8.1-A where the alteration comprises **at least 25% of the historic portion of the façade**. Façade means any exterior surface of the structure including roofs. The 25% would be cumulative, including any permits for alterations issued in the preceding 5 years. – Mandatory referral requiring MVC concurrence

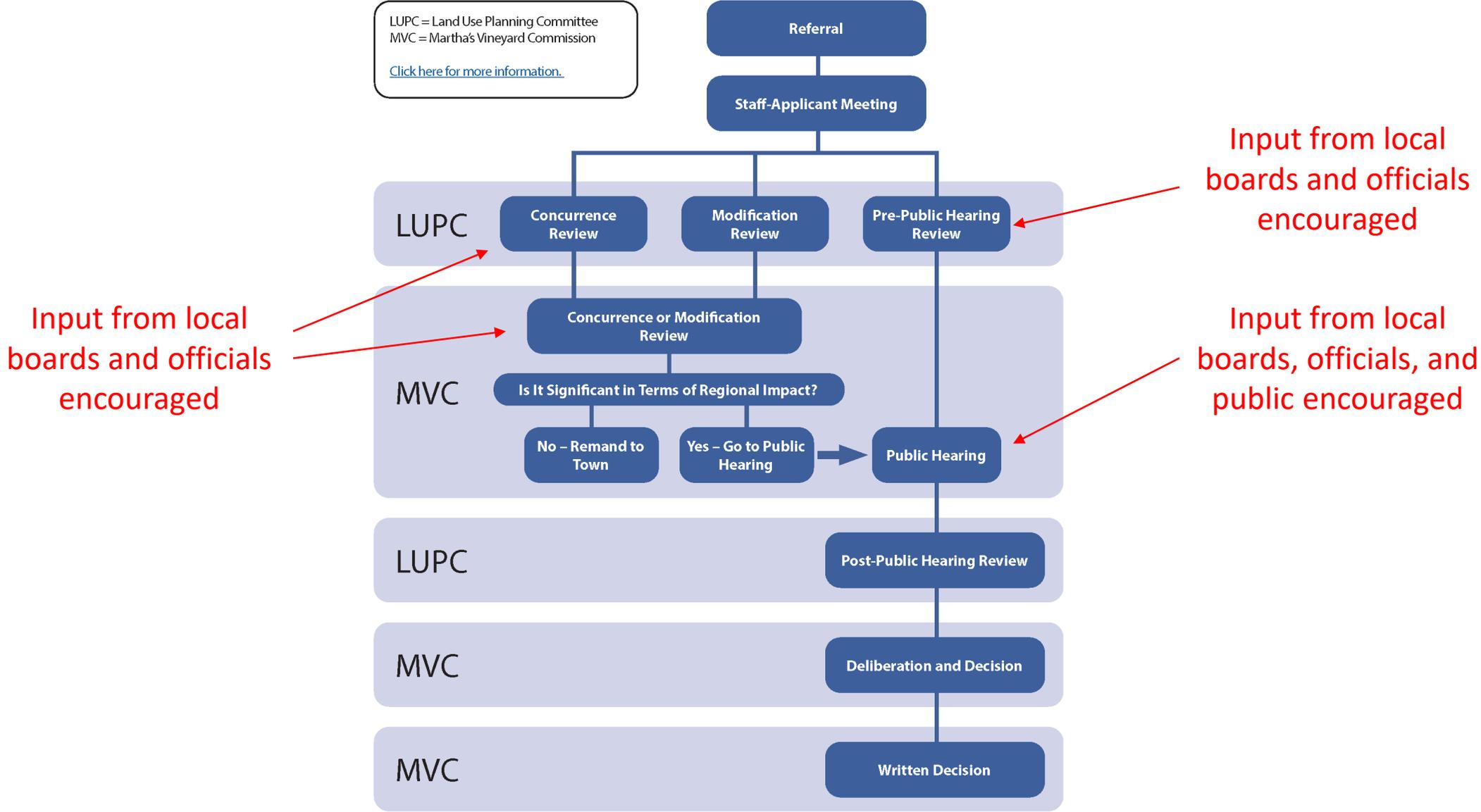
Exempted from section 8.1 are structures located within:

- established historic districts and which are already protected by local historical or architectural review that has the legal authority to condition and permanently deny an application; or
- the Martha's Vineyard Camp Meeting Association's Wesleyan Grove National Historic Landmark District.

The Checklist defines "Demolition" as "any act of pulling down, destroying, removing, or razing any building or a portion thereof, with or without the intent to replace the structure so affected."

**Martha's Vineyard Commission
Development of Regional Impact (DRI) Flow Chart**

LUPC = Land Use Planning Committee
MVC = Martha's Vineyard Commission
[Click here for more information.](#)



Historic Preservation Policy: Overview

- Adopted May 2022, replacing previous Demolition Policy
- Establishes guidelines and procedures for MVC to evaluate proposed demolitions or alterations of historic structures.
- Covers mandatory DRIs as well as concurrence reviews.
- Focuses more on alternatives to demolition.

General Policy

“It is the Commission’s policy that historic buildings on Martha’s Vineyard should be preserved to the greatest extent possible, and that **demolition should be considered only as an extreme last resort**. In each case where demolition is proposed, the onus shall be on the applicant to demonstrate that there is no other feasible alternative, and that demolition is necessary.”

- Primary concern is preservation of the building’s original and/or historic portion. (Changes to the interior are not subject to MVC review.)
- If necessary, MVC will work with independent experts to further evaluate specific aspects of a proposal.
- MVC does not view relocations, renovations, or additions as necessarily detracting from the historic significance of a building. (The quality and style of such changes are considered on a case-by-case basis, along with other factors.)

Alternatives to Demolition

In general, the following alternatives to demolition, in order, should be considered:

Preservation: The maintenance and repair of existing historic structures, and retention of a structure's form as it has evolved over time.

Rehabilitation: Alterations to a structure (including additions as necessary) to meet continuing or changing uses, while retaining the structure's historic character.

Restoration: Development which restores a structure (architectural features, scale, etc.) to a specific period or periods in its past.

Relocation: Moving a structure on its existing lot or to some other lot where it will be preserved, rehabilitated, or restored.

Reconstruction: The re-creation of former or existing portions of a structure.

Definitions here (except for "Relocation") are adapted from the [US Department of the Interior Technical Preservation Services](#).

Informational Screening for Regional Impact of Proposed Alteration/Demolition Concurrence Review			
Factor - Significance	Staff Rating	Commissioner Rating	Comments/Data in Support
Age (1-4 points)			
Historical/Cultural (0-3 points)			
Design/Construction (0-3 points)			
Historic Portion (0-3 points)			
Previous Alterations (0-3 points)			
Contribution to Streetscape/Community (0-3 points)			
TOTAL (maximum = 19)			

- *0-5 points: Minimal significance, such that further review is generally not warranted and the Commission will ordinarily not concur with the referral.*
- *6-9 points: Limited significance, such that the Commission may concur or not concur with the referral.*
- *10-19 points: Significant, such that the Commission will ordinarily concur with the referral.*

Informational Screening for DRI Review of Proposed Alteration/Demolition

Historic/Cultural Significance

Age:	Built before 1800	Built between 1800 and 1865	Built between 1865 and 100 years ago	Built less than 100 years ago.
	3	2	1	0
History/Culture: Associated with individuals, organizations, events, activities, patterns, or developments				
	3	2	1	0
Design/Construction: Distinctive physical and spatial characteristics, style, construction				
	3	2	1	0
Historic Portion: Distinctness and visibility of the original or earliest part of the building				
	3	2	1	0
Previous Alterations: Style and integrity of previous additions and other changes (the absence of alterations, or additions with high fidelity to the historic portion would imply a score of 4)				
	3	2	1	0
Contribution to Streetscape/Community: Contribution to historic streetscape, grouping, or area; and/or to the public at large				
	3	2	1	0
Historical Designation: Federal, state, local				
	3	2	1	0
Visibility: To the public, including from the water (higher score indicates relatively greater visibility)				
	3	2	1	0
Condition: Estimated condition of the existing structure (higher score indicates better condition)				
	3	2	1	0

Total Historic Significance:

- *0-7 points: Limited/minor significance*
- *8-13 points: Moderate significance*
- *14-27 points: Meaningful significance*

Other considerations for Mandatory DRIs:

In addition to the above criteria, the Commission's decision whether to approve, not approve, or approve with conditions a proposed alteration/demolition will include the following, which will be evaluated using the General Policy stated in Section 1:

- **Alternative Solutions:** What alternatives to demolition have been pursued? (Alternatives may include those listed in [Section 1](#) and [Appendix 1](#), as well as adaptive re-use, relocation, sale of the property, or leaving the structure in its current state.) What evidence has been presented to indicate that there are no feasible alternatives to demolition?
- **Replacement Program:** If demolition is proposed, does the replacement program reflect and respect the history of the existing structure and its surroundings? Does it harmonize with the defining characteristics of the neighborhood in terms of massing and architectural style, and would it have any other impacts greater than those of the existing structure? Are there plans to reuse existing materials on- or off-site? Is there a proposal to commemorate any historic significance?

MVC Historic Inventory Dashboard

Historic Inventory - Dashboard (click the 3 bars button, over in the right corner, to watch the How To Video)

1st Select One Town
Chilmark

Select a parcel on the map to view year built per the Town Assessing Database.

Select a parcel on the map to view year built per MACRIS/MHC.

Building Info from Town Assessor
Map Lot: 10_10

After filtering the map for 1 town, then select a parcel on the map using the selection tool found in the upper left corner of the map.

Data provided in late 2019/early 2020

Building Info from MACRIS/MHC
MACRIS/MHC ID: GAY.36

After filtering the map for 1 town, then select a parcel on the map using the selection tool found in the upper left corner of the map.

Data published by MACRIS/MHC in 2020
Photos acquired by MVC

Building Details per Local Recon Survey

After filtering the map for 1 town, then select a parcel on the map using the selection tool found in the upper left corner of the map.

Last Edited Date: 8/29/2021, 2:52 PM

Click the list item below to view Recon Photos

After filtering the map for 1 town, then select a parcel on the map using the selection tool found in the upper left corner of the map.

Photos

Photo Info for Local Recon Building

After selecting a town, then selecting a parcel, choose a Property's Recon Survey Map-Lot Address from the list above to see if it has any related photos.

Data provided by the MVC &/or Town's Historic Commission members

Photos

Click the list item below to view applicable DRI Info

After filtering the map for 1 town, then select a parcel on the map using the selection tool found in the upper left corner of the map.

DRI Info for MACRIS/MHC Inventoried

After selecting a town, then selecting a parcel, choose a MACRIS/MHC ID from the list above to see its applicable DRI info

Data provided by MVC

Historic Inventory - Detail Map

Learn about the data displayed on this map.

Legend

- MACRIS/MHC Buildings over 100 years old
- MACRIS/MHC Buildings less than 100 years old
- Local Recon Surveyed Buildings over 100 years old
- H1_Reconnaissance