

COMMUNITY CHARACTER

Historic Districts / Village Districts / Design Review

	National Register of Historic Places - District	Local Historic District	Village District	Design Review Board
Nature of District	<ul style="list-style-type: none"> Geographic Primarily for recognition 	<ul style="list-style-type: none"> Geographic Regulatory 	<ul style="list-style-type: none"> Geographic Regulatory 	<ul style="list-style-type: none"> N/A (use-based)
	<ul style="list-style-type: none"> Districts with contributing and non-contributing buildings Individual buildings or properties can also be listed separately on the NRHP 	<ul style="list-style-type: none"> Districts Similar provisions are available for establishing historic building or property committees 	<ul style="list-style-type: none"> Zoning districts 	<ul style="list-style-type: none"> Typically applied to business uses Can also be institutional, multi-family
Enabling Legislation	<ul style="list-style-type: none"> National Historic Preservation Act (1966) 	<ul style="list-style-type: none"> CGS Section 7-147 	<ul style="list-style-type: none"> CGS Section 8-2j 	<ul style="list-style-type: none"> General municipal powers (CGS 7-148) or zoning authority (CGS 8-2)
Implications	<ul style="list-style-type: none"> Largely ceremonial / recognition Little implication for activities of owners May affect public projects funded with state or federal monies May allow for tax credits for rehabilitation of income-producing properties In rare cases, may be cited for "unreasonable destruction" 	<ul style="list-style-type: none"> Activities in view from public streets are regulated by local historic district commission May involve a local manual of design considerations and/or guidelines Must obtain a "certificate of appropriateness" 	<ul style="list-style-type: none"> Activities in view from public streets are regulated by local zoning commission Regulations typically contain design considerations and/or guidelines Referral to a "village district consultant" is required Approval is by local zoning commission 	<ul style="list-style-type: none"> Largely coercive Less successful if no published guidelines (Canton) More successful with printed guidelines Most successful with illustrated guidelines (Simsbury) Zoning Commission typically serves as the design review "board or appeals"
Establishment	<ul style="list-style-type: none"> Typically nominated by State Historic Preservation Office 	<ul style="list-style-type: none"> Study committee prepares report Affected property owners vote (2/3rds vote) Legislative body establishes district HDC replaces study committee Method of appointment determined locally 5-year terms 	<ul style="list-style-type: none"> POCD <i>must</i> recommend Zoning commission establishes boundary Provisions described in statute are incorporated in regulations 	<ul style="list-style-type: none"> Committee may be appointed by: <ul style="list-style-type: none"> Zoning Commission (Simsbury) First Selectman (Westport) Town Council (East Hampton) Ordinance (Stonington)
Administration	<ul style="list-style-type: none"> National Park Service (an agency within the United States Department of the Interior) 	<ul style="list-style-type: none"> Historic District Commission (established locally) 	<ul style="list-style-type: none"> Zoning Commission (established locally) 	<ul style="list-style-type: none"> Municipal staff assists (agendas, minutes, etc.)
Notations		<ul style="list-style-type: none"> May work best in residential districts where property owners have similar interests More challenging when residential owners regulate business uses 	<ul style="list-style-type: none"> May work best in business districts where new development already requires zoning commission approval More challenging when zoning commission regulates residential uses 	<ul style="list-style-type: none"> Getting people to serve can be an issue Board generally contains people with some design knowledge / experience "I've never met an applicant who does not want an approval"