“That the Town amend the Amherst Local Historic District Bylaw in the General Bylaws of the Town by adding Appendix 2. North Prospect-Lincoln-Sunset Local Historic District as shown in the April 2016 report to Town Meeting and as shown on the plan labeled “North Prospect-Lincoln-Sunset Historic District”, March 2017, all as pursuant to MGL Chapter 40C.
EXISTING NATIONAL REGISTER DISTRICTS

- National Registry RECOGNIZES historical treasures
- LHDs are the tool to FURTHER DOCUMENT and PRESERVE our history

Lincoln Sunset National Register District
Prospect Gaylord National Register District
243 Amity Street ("William/Solomon Boltwood House")
154 Lincoln Avenue ("James Deuel House")
76 Fearing Street ("Emil and Charlotte Abramson House")
43 McClellan Street ("Moses and Anna Goodwin House")
163 Lincoln Avenue ("Rev. W.H. Beaman House")
11 Paige Street ("Lloyd G. Hasbrook House")
52 North Prospect Street ("Charles and Zeruah Deuel House")
191 Lincoln Avenue (“Freeman Dickinson House”)
32 North Prospect Street ("John L. Lovell House")
38 Cosby Avenue
30 McClellan Street
43 Sunset Avenue ("Henry H. Goodell/Robert Frost House")
8 Sunset Avenue ("William A. Burnett House")
Robert Frost
Ray Stannard Baker
Norton Juster
Harlan Fiske Stone
Doris Abramson
Moses Goodwin
Laura Bias, Doris Roberts, and Edith Roberts
Example of “Form B” for 216 Lincoln Ave.

Available at: http://www.amherstma.gov/DocumentCenter/View/38760
TOWN OF AMHERST
LOCAL HISTORIC DISTRICT STUDY COMMITTEE
FINAL STUDY REPORT
For the
PROPOSED NORTH PROSPECT-LINCOLN-SUNSET
HISTORIC DISTRICT

REVISED REPORT
APRIL, 2017

SUBMITTED TO THE MASSACHUSETTS HISTORICAL COMMISSION NOVEMBER, 2017

https://www.amherstma.gov/1906/Lincoln-Sunset-LHD-Study-Committee

Submitted to MHC: November, 2016
December 20, 2016

Mr. Steve Bloom
259 Lincoln Avenue
Amherst, MA 01002

RE: Local Historic District Preliminary Study Report for North Prospect-Lincoln-Sunset Historic District

Dear Mr. Bloom:

I am pleased to inform you that the Massachusetts Historical Commission voted on December 14, 2016 to acknowledge receipt of the Preliminary Study Report for the North Prospect-Lincoln-Sunset Historic District and provide the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the town of Amherst to establish the North Prospect-Lincoln-Sunset Historic District.

- The study committee should investigate protecting additional significant historic resources through a larger district or additional local historic districts in this area.

If you have any questions, please do not hesitate to contact me. I look forward to hearing from you.

Sincerely,

Christopher C. Skelly
Director of Local Government Programs
The Massachusetts Historical Commission’s Guidelines for the Establishment of a Local Historic District (LHD):

* architectural, historical, or social significance.

* owners should desire LHD protections

* contiguous boundaries

* historic integrity and fabric maintained.
Final Boundaries of North Prospect-Lincoln-Sunset LHD (March, 2017)
Amherst Master Plan

Ch. 6 Natural and Cultural Resources

NC.1.B- Increase historic preservation protections in Amherst’s zoning regulations, in order to encourage preservation, restoration, and rehabilitation of historic and archaeological resources...

NC.1.C- Establish new local historic districts to provide enhanced protections for our most significant concentrations of historic resources...
Massachusetts Cities and Towns with Local Historic Districts
How it works:

- Changes to **exterior** architecture features **visible from a public way** reviewed by the locally appointed Historic District Commission.

- There is **no** review of **interior** features.

- Many exterior features are **exempt** from review, such as **paint color, air conditioning units, fences, storm doors, and windows**.

- Solar panels are encouraged.

- No mandate of maintenance of properties.

- Doesn’t prevent new construction, development, or rental conversions.
Does NOT prevent new construction, development, or rental conversions.
What an LHD Designation Provides for a Neighborhood:

• Prevents demolition of noteworthy structures without adequate review.

• Ensures that renovations and new structures are in keeping with the prevailing architectural character of the existing neighborhood.

• Encourages creative new design that is consistent in size or dimension with other buildings in the neighborhood.
43 Sunset Avenue
Robert Frost
43 McClellan Street
Moses and Anna Goodwin
76 Fearing Street
Doris Abramson
118 Sunset Avenue
Ray Stannard Baker
259 Lincoln Avenue
Norton Juster
46 Sunset Avenue
Lucy Wilson Benson
50 McClellan Street
Mittie Hall Anderson
North Prospect-Lincoln-Sunset
Local Historic District
Historical Development in Lincoln - Sunset - North Prospect District

Proposed Local Historic District
North Prospect-Lincoln-Sunset Local Historic District