

Benefits for Property Owners in Local Historic Districts

- **Higher value** – Historic designation often attracts buyers who are willing to pay a higher sale price
- **Exemptions** – In some communities, historic properties are not subject to all new code regulations.
- **Protection** – Historic designation ensures that previous restoration work will be preserved by subsequent owners
- **Special Treatment** – Historic homeowners receive free technical assistance from HPC Staff and the professional advice of Commission members. Although different for each community, Commission members do represent related fields such as architect, lawyer, contractor, and architectural historian, among others.
- **Unique Uses** – Some communities, such as Somerville, allow additional uses for historic buildings and/or other buildings on the property. Somerville has a Historic Bed & Breakfast Ordinance that is only allowed within a local historic district, and a more recent ordinance concerns additional uses allowed for carriage houses who are part of a local historic district.
- **Prestige** – As with National Register status, local historic designation is often viewed as a prestigious symbol of historic and cultural importance. Somerville has less than 3% of its total buildings designated historic.

City/Town Value of Local Historic Districts

- Preserve and enhance the cultural and historical resources of a City/Town
- Protect the unique character of the built environment
- Create strong economic benefits for city/town
 - Property values often increase
 - Neighborhood stability will often increase more quickly
 - Quality property reinvestment
 - Cultural appeal for tourism incentivizing spending with the city/town
- Integration of Smart Growth principles and sustainability initiatives
 - Reinvestment in existing building stock
 - Reduction in material waste
 - Reusing finite resources
 - Benefit from architectural heritage of New England