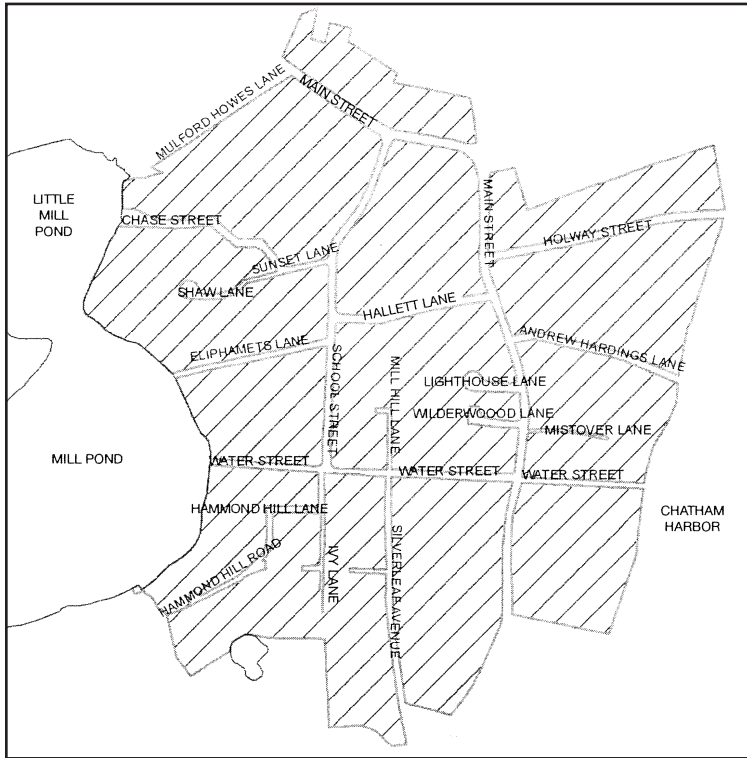


# Boundaries of the Old Village National Register District



## Streets Included in the Old Village National Register District

Andrew Hardings Lane	Main Street	Mill Hill Lane
407 Bridge Street ONLY	From 3 Main Street west to edge of the HBDC	Mistover Lane
Chase Street	Last house covered/south:	Mulford Howes Lane
Eliphamets Lane	331 Main	School Street
Hallett Lane	Last house covered/north:	Shaw Lane
Hammond Lane	342 Main	Silverleaf Avenue
Hammond Hill Road		Sunset Lane
Holway Street		8 Watch Hill Way ONLY
Ivy Lane		Water Street
Lighthouse Lane		Wilderwood Lane

The information contained herein is on our website:

[www.oldvillagechatham.org](http://www.oldvillagechatham.org)

OLD VILLAGE ASSOCIATION, INC., P.O. BOX 188, CHATHAM, MA 02633



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ADDRESS SERVICE REQUESTED

# Guidelines for Property Owners in Chatham's Old Village National Register District



*Chatham Light, Cape Cod*

## Overview of the Old Village National Register District

The Old Village in Chatham was placed on the National Register of Historic Places in 2002. This honor is bestowed on “those sites, buildings, structures and objects that comprise a district that is important in American history, culture, architecture or archaeology.” This is a federal designation and is administered by the National Park Service through the Massachusetts Historical Commission. This designation should not be confused with local historic districts which are established by individual towns through a special state law (Chapter 40.C) and are administered locally. Nor is the Old Village’s National Register District a part of Chatham’s Historic Business District.

In order to protect Cape Cod’s historic assets, the Cape Cod Commission Act, ratified in 1990, established a special review process for the demolition of or substantial alterations to National Register properties and districts on the Cape. The Old Village National Register District is governed by this Act, which is separate from – but does not replace – local zoning or general bylaws such as Chatham’s Demolition Delay Bylaw. All Old Village owners who wish to make changes to their property must also meet all town requirements, which may include applications to local boards and commissions.

## Who We Are

The Old Village Association, Inc., was founded in 1997 to preserve the assets of the neighborhood, honor its rich history and protect the quality of life of its residents. Old Village residents overwhelmingly voted to place their neighborhood on the National Register, with the full understanding of the special review process and how it would affect them. They continue to believe that in protecting the historic assets of the Old Village, they also protect their quality of life and the pleasure they gain from living in this very special neighborhood. The Board of Directors of the Old Village Association hopes that this brochure will not only provide information that will facilitate the review process for those planning changes to their property, but will also encourage a spirit of commitment to the preservation of the Old Village.

If you have any questions you may contact the Chatham Historical Commission ([chatham-ma.gov/historical-commission](http://chatham-ma.gov/historical-commission)) at 508-945-0369 or the Historic Preservation Specialist Planner of the Cape Cod Commission ([capecodcommission.org](http://capecodcommission.org)) at 508-362-3838.

## The Review Process

The National Register District requires a review process for substantial exterior alterations to or demolition of all historic (or “contributing”) structures in the Old Village.

### Basic Thresholds for Review: Properties Affected in the Old Village

Changes to structures which meet the following three criteria must be reviewed by the Chatham Historical Commission and will be referred to the Cape Cod Commission if they are found to demolish or substantially alter the historic features of the building:

1. The structure is in the district (see map) and was built thru 1940 (which makes it “contributing”).
2. The proposed changes require a building permit and affect the exterior of the structure (interior work is not reviewed).
3. The proposed alterations affect more than 25% of the gross floor area of a single family home, or affect any of the exterior of multi-family homes and commercial structures.

Note: The following changes are not considered to have an adverse effect on historic structures and are excluded from review if separately done: painting or staining, normal maintenance and repair, landscaping (fences, decks, walls), temporary structures, flag poles, storm doors and windows, air conditioners, lighting fixtures, emergency actions.

## Notes for Consideration

Most owners understand that their homes are an important part of the historical character of the Old Village and work in a spirit of cooperation with Chatham Historical Commission members. Therefore, the vast majority of plans for alterations to historic structures are approved at the local level, eliminating the necessity of Cape Cod Commission review, which can be time-consuming and expensive. Applicants should be aware that, in some cases, local CHC approval of projects requires more than one hearing and may involve changes to the original design. The Old Village Association encourages neighbors and abutters who have questions or concerns about individual proposals to participate in the process by writing letters or attending the hearings. Upon request the Association sends plans to abutters for all projects that are reviewed.

The Old Village Association hopes that owners and prospective owners make careful decisions about the renovations of Old Village properties. We understand that living in an historic house and following the above guidelines can require additional attention and effort. However, neighbors who have come to love the Old Village feel that the rewards of being a part of an area so rich with history outweighs any of the difficulties involved. The Old Village Association is grateful for owners’ help in protecting and preserving the charm and character of the neighborhood.

## For Demolitions

The Building Inspector will refer all proposed demolitions of contributing structures directly to the Cape Cod Commission. The Commission staff will meet with the owner to discuss potential alternatives to demolition. If these alternatives are agreed to by both parties, a new plan is filed at the town level and Cape Cod Commission review is ended. Otherwise, the Commission will hold a public hearing on the proposed demolition. The Cape Cod Commission has authority to deny a demolition of a contributing structure in a National Register District, and the Commission has, in fact, denied demolitions in the past.

## For Alterations

1. The Building Inspector refers projects that meet the listed thresholds to the Chatham Historical Commission (CHC) for review.
2. The applicants file copies of their proposed plans with the CHC.
3. The CHC schedules a public meeting to discuss the plans and may suggest modifications or redrafting. (Immediate abutters are notified.) Once the hearing process is over, the CHC makes a written determination as to whether the proposed changes constitute a “substantial alteration” (i.e., changes which would result in jeopardizing the listing of the property on the National Register) which would then require sending the proposal to the Cape Cod Commission for full review.
4. The CHC will inform the Building Inspector of the outcome.
5. If necessary, the Building Inspector will refer the project to the Cape Cod Commission for review. At that point, the procedure listed above for demolitions will go forward.