

# Historic Structures in the floodplain

## Mitigation and Compliance

Eric Carlson

Department of Conservation and  
Recreation

November 8, 2018



*department of Conservation and Recreation*

# Historic Structures in the Floodplain

- NFIP/Building Code
- Historic Structure definition
- Substantial improvement exception
- Other Code requirements
- Variances





Floodplain Management Bulletin

## Variations and the National Flood Insurance Program

FEMA P-993 / July 2014



National Flood Insurance Program (NFIP)

## Floodplain Management Bulletin Historic Structures

FEMA P-467-2

May 2008



## Substantial Improvement/ Substantial Damage Desk Reference

FEMA P-758 / May 2010



# STATE REGISTER OF HISTORIC PLACES 2014



MASSACHUSETTS  
HISTORICAL COMMISSION  
William Francis Galvin  
Secretary of the Commonwealth

State Bookstore HISTORIC PLACES  
HISTORIC PLACES REGISTER \$32.40



# Considerations

- What is the flood risk?
- Is the structure “historic?”
- Is the proposed mitigation a substantial improvement?
- What is the permitting situation?
- Will it require a variance?
- Are there floodway issues?



# Mitigation Options

- Relocation
- Elevation
- Floodproofing
  - Wet floodproofing
  - Dry floodproofing
- Relocate/elevate utilities
- Drainage improvements
- Other options



# Historic Structures in the Floodplain

**(a)** Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

# Historic Structures in the Floodplain

**(b)** Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;



# Historic Structures in the Floodplain

(c) Individually listed on a [state](#) inventory of historic places in [states](#) with historic preservation [programs](#) which have been approved by the Secretary of the Interior; or

# Historic Structures in the Floodplain

- (d)** Individually listed on a local inventory of historic places in communities with historic preservation [programs](#) that have been certified either:
- (1)** By an approved [state program](#) as determined by the Secretary of the Interior or
  - (2)** Directly by the Secretary of the Interior in [states](#) without approved programs.



State, Tribal, and Local Plans & Grants

State Preservation Program

### Certified Local Government Program

Massachusetts	Certification
Total Number of CLGs	25
Bedford	08/29/2002
Boston	08/12/1985
Brookline	07/30/1990
Danvers	06/03/1993
Eastham	01/27/1997
Easton	07/07/2016
Falmouth	07/18/1994
Framingham	10/03/2016
Gloucester	10/03/2016
Grafton	10/30/1992
Hingham	09/26/1988
Holyoke	06/09/2014
Lexington	09/30/2009
Lowell	07/01/1991
Marblehead	01/28/2015
Medfield	10/23/1995
Medford	07/17/2012
Methuen	10/22/1992
New Bedford	07/24/1987
Newton	08/19/1985
Plymouth	07/29/1992
Quincy	08/19/1985
Salem	08/19/1985
Somerville	08/03/1987
Worcester	01/14/1986

<b>Massachusetts</b>	<b>Certification</b>
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Quincy	08/19/1985
Salem	08/19/1985
Somerville	08/03/1987
Worcester	01/14/1986

# Substantial Improvement

**SUBSTANTIAL IMPROVEMENT.** Any *repair*, reconstruction, rehabilitation, *alteration*, *addition* or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the improvement or repair is started. If the structure has sustained *substantial damage*, any *repairs* are considered substantial improvement regardless of the actual *repair* work performed...

# Substantial Improvement

The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the *building official* and that are the minimum necessary to assure safe living conditions.
2. Any *alteration* of a historic structure provided that the *alteration* will not preclude the structure's continued designation as a historic structure.

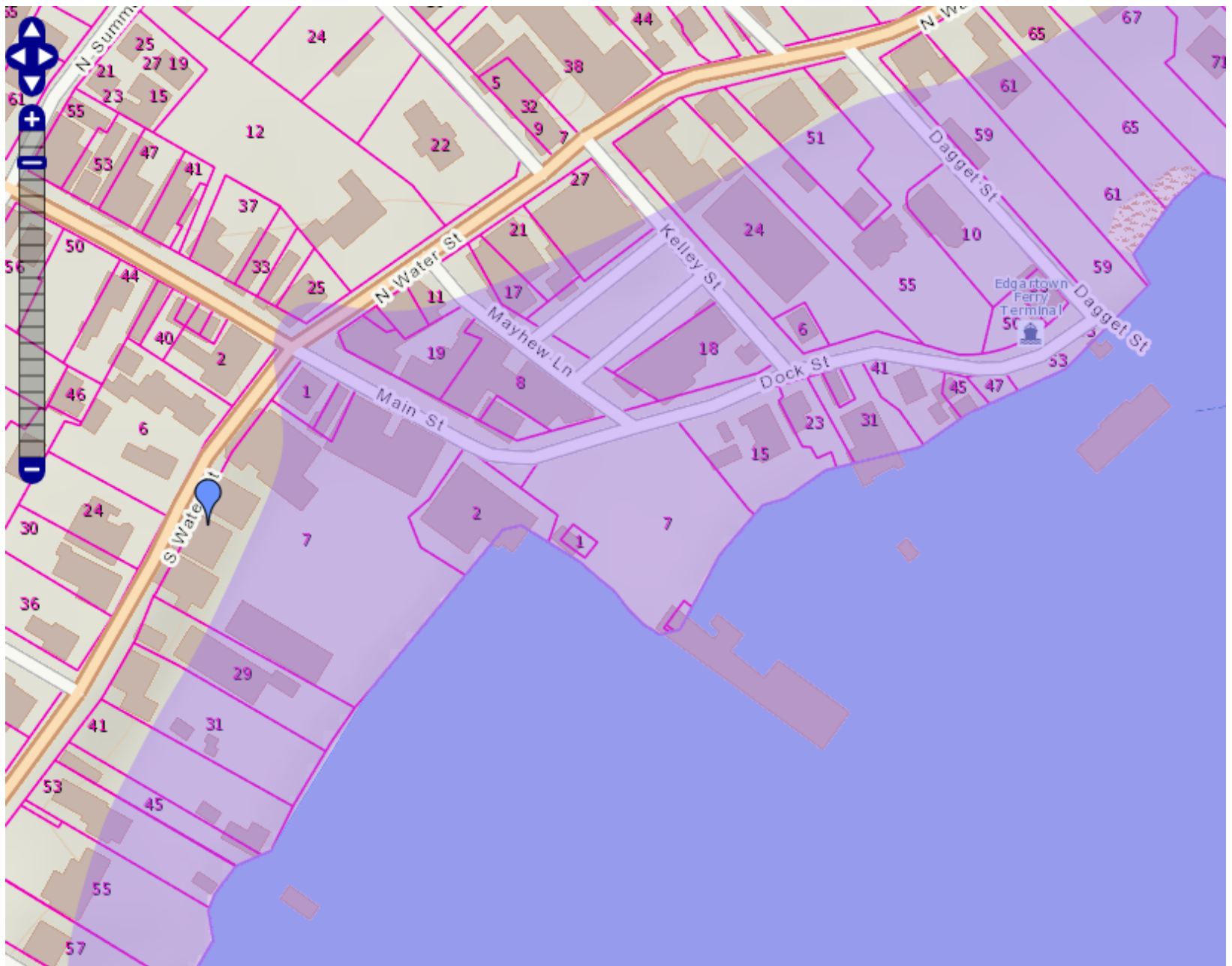
# Edgartown Yacht Club



## Edgartown proposal

- Preserve Yacht Club building – demolish others
- Demolish and reconstruct pier
- Place Yacht Club building on new pier
- Construct new buildings on reconstructed pier





## Massachusetts Cultural Resource Information System

### Scanned Record Cover Page

**Inventory No:** EDG.507  
**Historic Name:** Edgartown Yacht Club  
**Common Name:**  
**Address:** 1 Dock St  
**City/Town:** Edgartown  
**Village/Neighborhood:** Edgartown Village  
**Local No:** 200-322  
**Year Constructed:** 1927  
**Architect(s):** Fernald, Albert Chapman; Norton, Frank L. and Son  
**Architectural Style(s):** Shingle Style  
**Use(s):** Clubhouse  
**Significance:** Architecture; Maritime History; Recreation  
**Area(s):** EDG.A: Edgartown Village Historic District  
EDG.B: Edgartown Local Historic District  
**Designation(s):** Nat'l Register District (12/09/1983); Local Historic District  
(04/14/1987)  
**Building Materials(s):** Roof: Wood Shingle  
Wall: Wood; Wood Shingle  
Foundation: Timber



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all Inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site [www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, December 13, 2017 at 1:45: PM



RECEIVED

FEB 20 2018

MEPA

The Commonwealth of Massachusetts  
William Francis Galvin, Secretary of the Commonwealth  
Massachusetts Historical Commission

February 15, 2018

Andrew Nilson  
Childs Engineering Corporation  
34 William Way  
Bellingham, WA 02019

RE: Edgartown Yacht Club Pier Replacement, 1 Dock Street, Edgartown, MA; MHC# RC.63768; EEA# 15801

Dear Mr. Nilson:

Thank you for submitting an Environmental Notification Form (ENF) for the project referenced above, which was received at this office on January 19, 2018. The staff of the Massachusetts Historical Commission (MHC) have reviewed the information submitted and have the following comments.

The proposed project consists of replacing the existing timber pier with a new steel and timber pier and relocating the Dining Room portion of the Yacht Club building onto the new pier. The proposed project also consists of demolishing the other portions of the Yacht Club building on the pier and replacing them with new buildings. The information provided indicates that the project will require a federal permit from the U.S. Army Corps of Engineers (ACE) and a state Chapter 91 license from the Massachusetts Department of Environmental Protection (DEP).

The Edgartown Yacht Club (EDG.507) is listed in the National and State Registers of Historic Places as a contributing element of the Edgartown Village Historic District (EDG.A). The Edgartown Yacht Club is also located within the Edgartown Local Historic District (EDG.B) and as such the project proponent must seek a Certificate of Appropriateness from the Edgartown Historic District Commission.

The information provided is incomplete. The MHC requests that the following information be submitted in order to evaluate the potential effects of the work proposed on this property:

- Photographs of all facades of the existing Yacht Club building.
- Architectural drawings of the existing Yacht Club building.
- Architectural drawings of the proposed work to the Yacht Club building.

These comments are offered to assist in compliance with Section 106 of the National Historic Preservation Act of 1966 (36 CFR 800), M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00), and MEPA (301 CMR 11). Please do not hesitate to contact me if you have any questions.

Sincerely,

Elizabeth Sherva  
Preservation Planner  
Massachusetts Historical Commission

cc: Secretary Matthew A. Benton, EEA - ATTN: Alex Stryzky, MEPA Unit  
Edgartown Yacht Club  
Paul Sneringer, US Army Corps of Engineers  
Ben Lynch, DEP, Division of Wetlands and Waterways  
MEPA Coordinator, DEP, Southeast Regional Office  
Bricque Garber, Edgartown Historic District Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
(617) 727-8470 • Fax: (617) 727-5128  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

## Other Building Code Requirements

- Replacement of foundation
- Construction of new buildings in V zone
  - Below required elevation
  - Seaward of mean high

# 1 South Main St, Assonet (Freetown)



# Assonet Proposal

- Interior renovations
- Question of substantial improvement
- Multiple permits

# Mitigation options

- Fill/wet floodproof basement
- Relocate/elevate utilities
- Use flood resistant materials (see TB-2)
- Dry floodproof upper level



## Flood Damage-Resistant Materials Requirements

for Buildings Located in Special Flood Hazard Areas in  
accordance with the National Flood Insurance Program

Technical Bulletin 2 / August 2008







Freetown

Assonet Historic District

Elm, North Main, South Main, Mill, High, Forge,  
School, Pleasant and Water Sts and The Lane

NRDIS 09/09/1999 229

# National Archives Catalog

## Record Hierarchy

**Record Group 79:**  
Records of the National Park  
Service, 1785 - 2006

**Series:**  
National Register of Historic  
Places and National Historic  
Landmarks Program Records,  
2013 - 2017

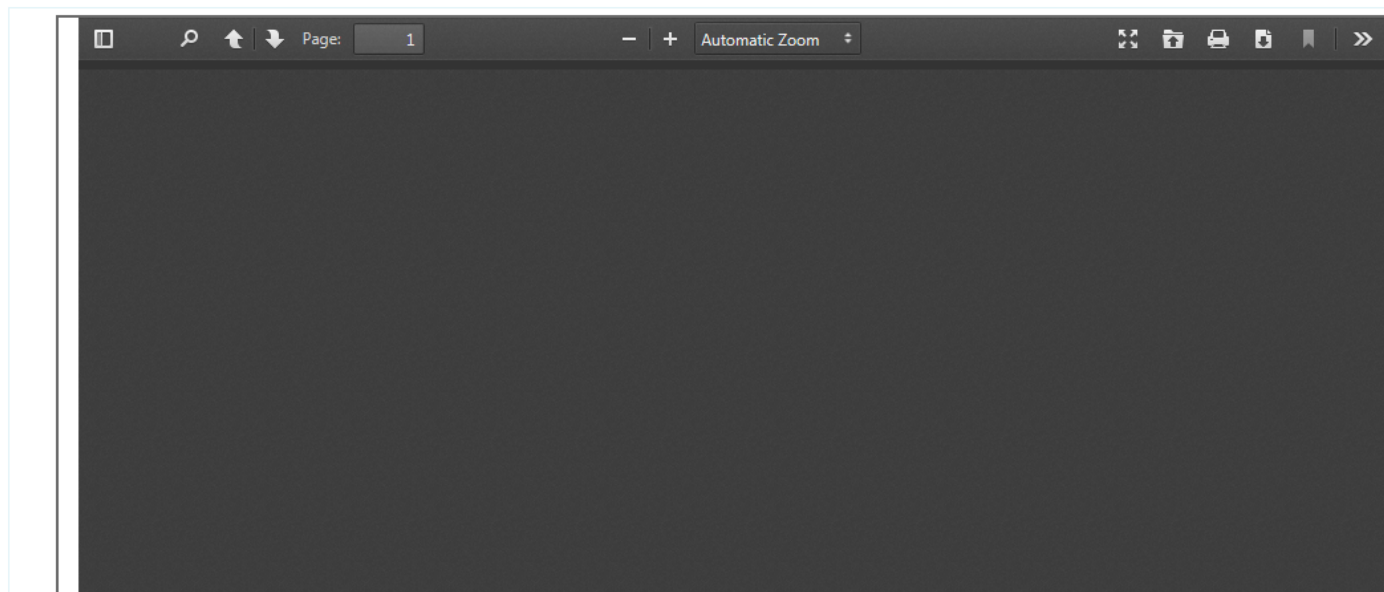
**File Unit:**  
National Register of  
Historic Places and  
National Historic  
Landmarks Program  
Records: Massachusetts

**Item:**  
Massachusetts SP  
Assonet Historic District

## Tag

Add a tag...

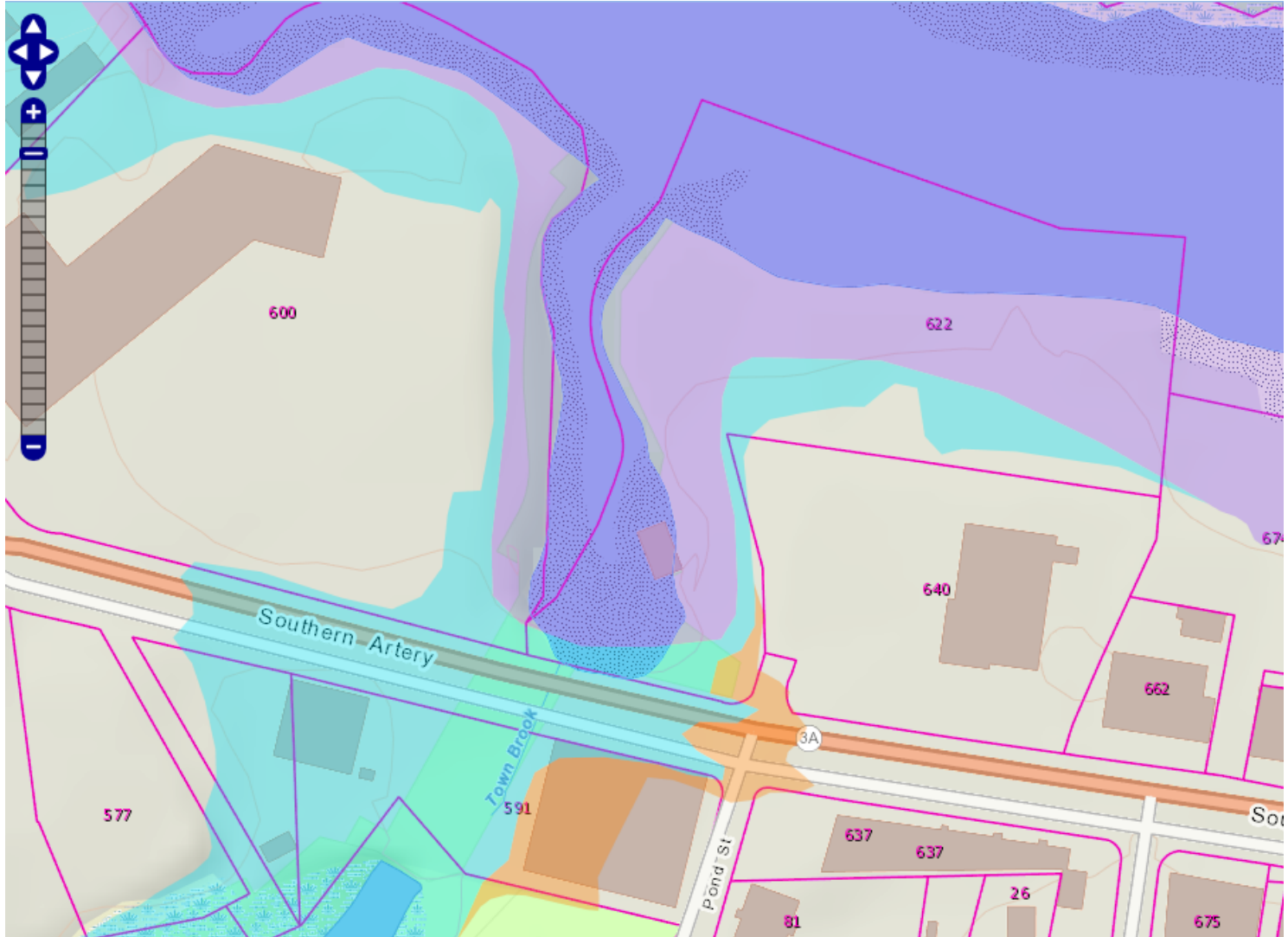
## Massachusetts SP Assonet Historic District



Map #	MHC #	Historic Name	Address	Date	Stat.	Style	Res.	Map-Block-Lot
			<b>School Street</b>					
36			2 School Street	1927	C	Neo-Colonial	B	211 - 3
36.1			garage	ca. 1927	C	utilitarian	B	
			<b>South Main Street</b>					
78	A - 17	John W. Peabody Store	1 South Main Street	1869	C	Greek Revival	B	211 - 85
78.1			DCHB Store site	c. 1850s	C		Si	
79			S. Main St. Bandstand	ca. late 1930s	C	contemporary	St	211 - 86
79.1			Boston/Johnson Store site	1800s	C		Si	
79.2			Green Dragon Tavern site	ca. 1773	C	demolished 1933	Si	
V - 5	A - 18	Sampson/Nichols Store Site	2 South Main Street	1810/1820	C	demolished 1995	Si	211 - 175
80	A - 19	G.M.P. Site/Dean	4 South Main Street	mid-19th century	C	Greek Revival	B	211 - 174
81			6 South Main Street	mid-19th century	C	Federal-Greek Revival	B	211 - 173
V - 6	A - 20	Vaughn/Hathaway House site	7 South Main Street	1740-1760	C	demolished 1997	Si	211 - 87
DD 82			8 South Main Street	ca. 1990s	NC	Neo-Col. utilitarian	B	211 - 172
82.1		Shove smith shop site		ca. 1850s	C		Si	
82.2		School house site						
EE 83		gas/service station	9 South Main Street	ca. 1940/1987	NC	utilitarian	B	211 - 88
83.1		Vaughn/Hathaway	livery & stable site	ca. 1800s	C		Si	
83.2		Joseph Winslow	tide/grist mill site	ca. 1784	C		Si	
84	A - 21	"Old Homestead"/Jos Winslow/ Aunt Kate's /Peabody/Dean	10 South Main Street	ca. 1720-1725	C	Colonial	B	211 - 171

# Souther Tide Mill, Quincy





# Souther Tide Mill, Quincy

---	NRMRA 09/20/1989	1
South Junior High School 444 Granite St	NRIND 09/20/1989	1
	NRMRA 09/20/1989	1
Souther Tide Mill 610 Southern Artery	NRDOE 07/26/1984	1
	PR 06/06/2001	1
	Exp:	
Spear, Seth Homestead 47-49 Spear St	LHD 06/16/1975	2
	NRIND 09/20/1989	2
	NRMRA 09/20/1989	2

# 15 Stevens St., Andover



# Andover proposal

- Renovate building
  - Cost \$7.3 M, Assessed value \$5.4 M
- Convert to assisted living



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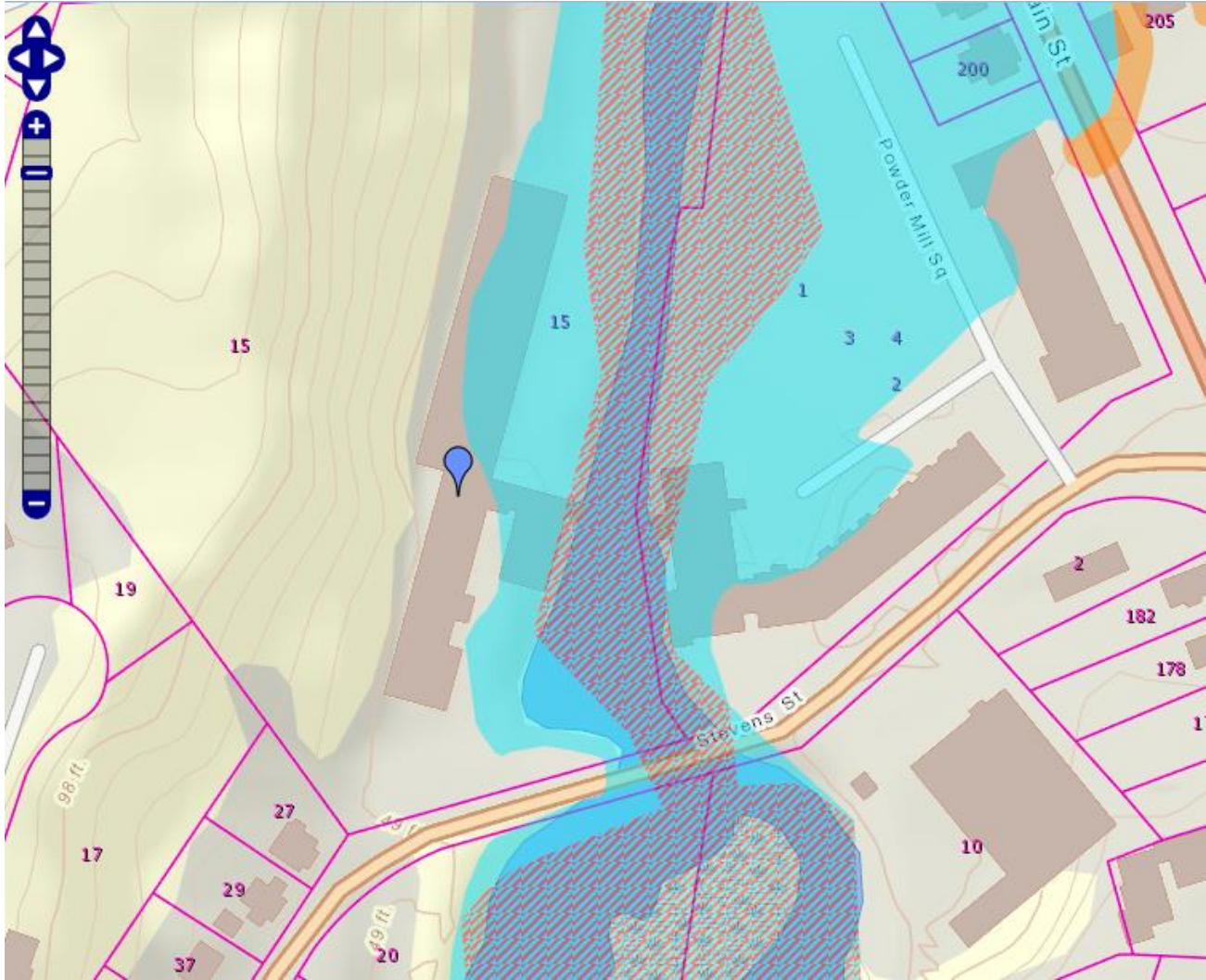
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3:25 AM



Andover Town Hall	NRIND 06/10/1982	1
20 Main St	NRMRA 06/10/1982	1
Andover Village Industrial District	NRDIS 10/07/1982	92
Roughly bounded by North Main, Railroad, Stevens and Moraine Sts	NRMRA 10/07/1982	92
Arden	NRDIS 02/09/1979	5
276 North Main St	NRIND 06/10/1982	5
	NRMRA 06/10/1982	5

### Marland Mills

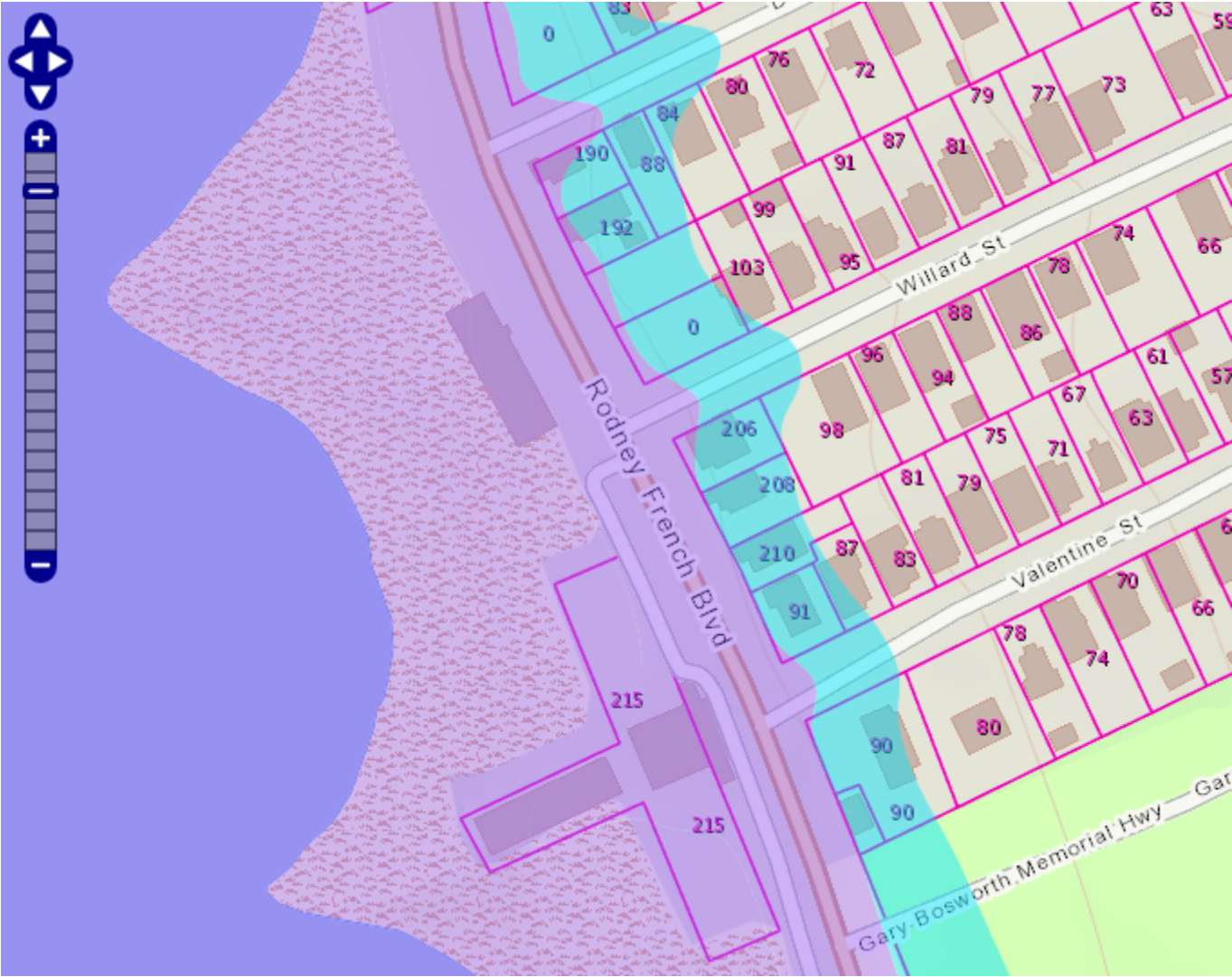
The oldest surviving building of the Marland Woolen Mills, 15 Stevens St., is the woolen mill (ca. 1820-30) which is located on the west side of the Shawsheen just downstream from the dam. The original Greek Revival structure has granite sills and lintels and tied-in walls. Three stories survive, the pitched roof and fourth story having been removed around 1910 and a fourth story with flat roof added. To the west, along Stevens Street, stand the two most visible structures in this complex. An 1883 spinning and carding mill (with a fourth story added in 1925) is distinguished by segmentally arched windows, ornate brick corbeling, and a 5-story bell tower; a 4-story weaving mill built in 1925 has a distinctive saw-toothed roof.

Other prominent structures at this complex include a two-story picker house built in 1850 and a two-story finishing-spinning mill of 1864, on the east side of the river. Various additions from 1925-40 obscure some of the smaller, older buildings.

(CONTINUED)

# 195 West Rodney French Blvd, New Bedford







PATRICK J. SULLIVAN  
DIRECTOR

## City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

### STAFF REPORT

NEW BEDFORD HISTORICAL COMMISSION MEETING

December 4, 2017

Determination of Historic Significance for Historic Resources Funded through CPA

Historic Resource Information	
PROPERTY NAME:	West Beach Bathhouse (North)
PROPERTY LOCATION:	West Rodney French Boulevard
PROPERTY AGE:	Constructed 1916 / altered 1935
PROPERTY TYPE:	Public Building

The West Beach Bathhouse is one of two bathhouses located at West Beach and is located adjacent to the Hazelwood Park National Register District. Originally built in 1916 as the Children's Public Bathhouse, and most likely attributed to local architect Louis E. Destremps, it was situated just north of the Adult Public Bathhouse. The Adult Public Bathhouse is a contributing resource to the Hazelwood Park NRD however the Children's Bathhouse, for reasons unknown, was not included within the boundaries.



West Beach Bath House

The one story narrow, linear, stucco concrete block Children's Bathhouse has a gable roof, and along with the Adult Bathhouse may have been rebuilt in 1935 during the WPA era as a replacement to the original 1916 structure. Located directly across from Hazelwood Park, the bathhouses and beach pavilions were developed during the same time period in which the park's recreational amenities, such as tennis courts, handball courts, and a bowling green, were built.

The creation of recreational resources was in response to the city's population growth of immigrant labor. Hazelwood Park and the municipal beach provided open space for the increasingly congested South End, which was home to seven sprawling mill complexes and double- and triple-deckers closely spaced in dense neighborhoods.

The development of the bathhouse reflects New Bedford's participation in the City Beautiful movement at the turn of the 20th century as the creation of open space and recreational facilities was perceived as a solution to the potential and actual social turmoil triggered by the working and living conditions of a growing, and largely immigrant, population crowded around the city's South End mills. The 1935 modernization of the bathhouse reflects the use of New Deal funding programs during the Great Depression which hit New Bedford's textile industry particularly hard.

The building has a demonstrated association with the cultural, economic, political and social history related to the city's textile industry, immigrant population and community planning and development practices of the early 20<sup>th</sup> century. The bathhouse retains integrity and Staff recommends that the NBHC find the West Beach Bathhouse to be a Significant Historic Resource.

# Other Resources

- National Register Archives  
[https://catalog.archives.gov/search?q=\\*:\\*&f.parentNald=20812721&sort=naldSort%20asc](https://catalog.archives.gov/search?q=*:*&f.parentNald=20812721&sort=naldSort%20asc)
- Massachusetts Cultural Resources Information System (MACRIS) <http://mhc-macris.net/>



# Other Resources

- FEMA P 467-2 Historic Structures
- FEMA P 758 SI/SD Desk Reference
- FEMA P 993 Variances
- FEMA Technical Bulletins