

MYTH BUSTERS

SUBJECT	MYTHS....BUSTED! (PROPOSED GUIDELINES)
NATIONAL REGISTER DISTRICT	If a property is already in a National Register District, it's protected	<ul style="list-style-type: none"> - provides formal recognition of a property's significance - provides potential tax incentives for owners of income-producing property - provides limited protection from adverse effects by Federal or State involved projects
LOCAL HISTORIC DISTRICT	This is not needed if a National Register District is already established	<ul style="list-style-type: none"> - established locally through Town Meeting or City Council Vote - provides a regulatory review process for all changes to exterior architectural features visible from a public way
LANDSCAPING	Some people believe that being part of a LHD will limit the type of landscaping choices they can make	Landscaping is not permanent, therefore the committee proposes no restrictive guidelines
BASKETBALL / TENNIS COURTS / HOCKEY RINKS	One concern involves the installation of a basketball court or hockeyrink on a homeowner's property that will be visible from the public right of way	Basketball / Tennis Courts and Hockey Rinks would not be restricted as long as they are not enclosed
FENCES	A common concern is that a homeowner either will not be allowed to install a fence, or the type of fence will be dictated by the Local Historic District Guidelines	The committee proposes a review of proposed fences and will have alternate options
INTERIOR RENOVATIONS	Some may be concerned about the renovation of the interior of their house	A homeowner can renovate the interior as they would like, as long as they do not change the character of the exterior in doing so
ADDITIONS	A common concern is that a homeowner will not be allowed to add onto their house if it is in a LHD	If the proposed addition is not visible from a public right of way and it meets all codes, etc. it can be constructed. If it is visible from a public right of way, it will need to be reviewed by the Local Historic District Committee
DATE - BOARDED HOUSES	If a house has a date board, it's part of a Local Historic District	No. The date board is issued by the Historical Society and it only documents the age of the house
VACANT LAND	What happens with vacant land that is within a Local Historic District?	The Duxbury Local Historic Districts Commission proposes that new construction would be addressed in a similar manner to any other property within the Local Historic District
ROOF	Wood shingles are required	No. Roofing Materials are not restricted to wood.
STORM WINDOWS / STORM DOORS / WINDOW A.C. UNITS	A common belief is that these items will not be allowed in a LHD	These items are permitted pending review
ANTENNAE	Not allowed in a LHD?	Not considered permanent; so the committee proposes to allow them.
SATELLITE DISH	Not allowed in LHD?	Not considered permanent so the committee proposes to allow them.
SIDING	Can vinyl / aluminum / composite siding be installed?	These materials are permitted pending review.

For Additional information: <http://www.duxburylhd.org>