

14 September 2007

TO: Community Preservation Committee

FROM: Paul E. Marsh *Paul E. Marsh*

RE: Guide to Lincoln's Model Historic Preservation Agreement

Historic Preservation Agreements have many parents; Lincoln's model is no exception. It satisfies three levels of government--national, state, and town--plus private owners of residential properties within the Town. It has an impact on federal income taxes and local property taxes. It affects local residential development rights and land use. It influences local tax bases and personal inheritances. The integration of these interests makes for lengthy documents. Fortunately, lots of their text is legal boilerplate and much of the rest is made orderly by format.

Both of these disciplines have been built into Lincoln's model agreement, but may appear daunting and bewildering to any naive--and innocent--applicant. The task of this guide is to identify and explain to such an applicant the most pertinent and sensitive features within the model agreement in order to calm and mitigate the intellectual and emotional wear and tear on the applicant, the family lawyer, and the official reviewer and still balance governments' interest in preserving their built heritage with the private owner's interest in his personal legacy.

The bureaucratic aim is to reduce government entropy and thereby improve its efficiency.

Because the effort is managerial--not substantive--and the product promises to be brief (say, 10 pages), it can properly be paid for (I think) out of the Committee's administrative account. It seems to me that \$1,000 would be a fitting amount.

27 July 2007

TO: Lincoln Historical Commission
FROM: Paul E. Marsh *PE Marsh*
RE: Proposal to Community Preservation Committee

I have spent a good deal of time during the last four years and rather more than the \$5000 of my CPA grant creating a successful Historical Preservation Agreement--now, finally, accepted and certified by Lincoln's Board of Selectmen and by the Commonwealth's Historical Commission. This document provides the prototype for the model Historic Preservation Agreement for use by citizens of the Town.

These citizens should be able to conclude a Historical Preservation Agreement of their own properties at far less investment of time and money than I have been through. Though successful, the current model is not entirely self-explanatory, so I propose creating a brief (5-10 page) guide explaining particulars of the model in order to simplify and expedite its use by both Lincoln Historical Commission members and applicants. Such use would be a matter concerning administration and, therefore, could be paid for out of the Community Preservation administrative account. It strikes me that \$1000 would be a legitimate and appropriate charge.