

CHAPTER 114 - HULL VILLAGE HISTORIC DISTRICT

This bylaw shall be known and may be cited as the Hull Village Historic District Bylaw under the authority of Massachusetts General Laws, Chapter 40C, as amended.

The purpose of this bylaw is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Town of Hull or their architecture and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible growth therewith

BOUNDARIES

There is hereby established an Historic District to be known as the Hull Village Historic District under the provisions of the Historic District Act, General Laws Chapter 40C bounded and described as follows:

Beginning at the shore of Hull Bay at the westerly boundary of Cleverly Park, the boundary runs easterly down Main Street and thence to the westerly boundary of the property on Main Street directly at the foot of Highland Avenue. The boundary then consists of the rear lot lines or properties on main Street toward the east, thence to the rear lot lines of properties on both sides of Spring Street to the west of Nantasket Avenue. All properties on Spring Street are within the boundary, including the site of Hull Village Rail Station at the rail right-of-way down to the water. The boundary runs from the rear lot line of the property at the north corner lot at the intersection of Spring Street down the center of Nantasket Avenue to the northeast, thence along Farina Road approximately 100 feet to the rear lot line of properties on Farina Road to the southwesterly boundary of Hull Cemetery, thence easterly to Duck Lane, thence southerly along Duck Lane, across Spring Street to Hull Bay.

The boundaries are hereby established as shown on the map entitled Hull Village Historic District dated June 1989 which accompanies and is hereby declared to be a part of the bylaw.

COMMISSION

There is hereby established an Historic District Commission, under the provision of Massachusetts General Law, Chapter 40C, consisting of five members and three alternate members to be appointed by the Board of Selectmen. When the Historic District Commission is first established, one member shall be appointed for a term of one year, two shall be appointed for a term of two

years and two shall be appointed for a term of three years and their successors shall be appointed in like manner for terms of three years. When the Historic District Commission is first established, one alternate member shall be appointed for a term of three years and their successors shall be appointed in like manner for terms of three years.

The membership of the Historic District Commission shall be made up as follows:

1. One member, if possible, from two nominees submitted by the Hull Historic Society or Ft. Revere Park and Preservation Society.
2. One member, if possible, a Registered Architect or Land Planner residing in the Town of Hull.
3. One member, if possible, a licensed Real Estate Broker or licensed Contractor residing in the Town of Hull.
4. One member who is a resident of the Historic District.
5. The remaining members shall be residents or property owners in the Town of Hull.

The District Commission shall elect annually a chairperson and vice chairperson from its own number and a secretary from within or without its number.

Alternates shall have all the powers and duties of regular members when called to serve by the chairperson or vice chairperson of the commission.

All members and alternates shall serve without compensation.

COMMISSION POWERS AND DUTIES

No building or structure within the Historic District shall be constructed, demolished, moved or altered in any way that affects exterior architectural features visible from a public way, including waterways and no building shall be moved into the Historic District unless the Commission shall first have issued a certificate of appropriateness, a certificate of hardship or a certificate of non applicability with respect to such construction, alteration or movement. The Building Commissioner shall not issue a building permit within the Historic District unless one of the certificates noted above has first been issued by the District Commission within 21 days of the application for such permit or the proposed improvement is exempted from these provisions by the following:

EXEMPTIONS TO REVIEW:

The authority of the District Commission is not extended to the review of the following:

1. Temporary structures or signs, subject however to such conditions as to duration of use, location, lighting, removal and similar matters as the Commission may reasonably specify.
2. Storm doors, screens, window air conditioning and antennae.
3. Color of any paint or stain.
4. Materials of uniform color used on roofs.

Signs in connection with use of a residence for a customary home occupation or for professional purposes as specified elsewhere in relevant Town of Hull Bylaws.

5. Reconstruction of a building, structure or exterior architectural feature which has been damaged or destroyed by fire, storm or other disaster, provided that the exterior design is substantially similar to the original.

The District Commission shall have all the powers of an Historic District Commission as described in Chapter 40C of the Massachusetts General Laws. The Commission shall adopt rules and regulations for the conduct of its business, not inconsistent with Chapter 40C of the General Laws, or with the purpose of this bylaw. Copies of said rules and regulations, and an application form, shall be made available at the office of the Town Clerk.

Any person aggrieved by a decision of the Hull Historic District Commission may within 21 days appeal said decision to the Metropolitan Area Planning Council pursuant to the provisions of Massachusetts General Law, Chapter 40C, section 12 in lieu of a direct appeal to the Superior Court.