



TOWN OF WARE

Historical Commission
126 Main Street, Ware, Massachusetts 01082

Minutes January 27, 2014

Present: Kathy Galford, Cindi LaBombard, Lynn Caulfield Lak, Judi Mosso, Wanda Mysona, Tracy Opalinski, Martha Rohan.

Interested parties: Stuart Beckley, Town Manager.

The Chairman opened the meeting at 7:02 p.m. Some items were taken out of order to accommodate Mr. Beckley's schedule.

1. Approval of November Minutes - **Motion** by K. Galford, seconded by C. LaBombard, to accept the November minutes as presented. Unanimous.
2. Treasurer's Report - Kathy distributed the report and provided a brief update. We have not been billed for the pump yet. Kathy stated that we have requested level funding (\$500) for FY2015. **Motion** by J. Mosso, seconded by M. Rohan, to accept the Treasurer's Report as presented. Unanimous.
3. Nenameseck Square & Fountain
 - a. *Restoration and fence finials* - Bill Jordan (former owner of the Ware Foundry) still has connections with Malsch Brothers Corp. in RI. The Malsch quote was for \$300/finial. Each finial consists of 3 parts. (The wording in the quote was slightly confusing.) Cindi feels this is an excellent value. The Parks Commission wanted to keep the mold, however the molds are made of sand and destroyed during the molding process.

John Peichota had inquired if the Urban plaque should be installed in-ground or on another granite base. The overall consensus was to mount it on a granite piece similar to the other plaque; not in-ground.
 - b. *Water pump replacement* - The pump may not have been purchased since we just learned that Wayne Jones has taken ill. Lynn will contact him or his son if we do not hear from someone by our February meeting.
4. Special Projects
 - a. *Town Hall (replacement windows, paint, portico columns)* - Windows and columns discussed in Item 6J. Stuart will call community service to schedule painting. He

also reported that we lost part of the Town Hall roof over the weekend. 2 large pieces of copper spine blew off the clock tower. One corner also needs repointing. Water seepage is causing some interior paint to peel. This past summer we had lots of slate patch work done.

- b. *South Street School* – Per the Board of Selectmen Stuart confirmed that the town can legally place the building for sale through a realtor (minimum \$100,000 bid; no affordable housing wanted). He also provided estimates for demolition; approximately \$200,000. There was brief discussion about selling it to Baystate Health.
- c. *Old Fire Station, East Street* - Per the Board of Selectmen Stuart confirmed that the town can legally place the building for sale through a realtor.

5. Old Business & Updates

- a. *Bandstand at Grenville Park* – Construction was awarded to Kurtz Construction of Westfield. The project will go from April to June to the cost of \$130,000; Country Bank donated \$18,000. There was discussion about installing a motion light and trail cameras to deter vandals.
- b. *Room and File Cabinet for Commission* – Thanks to Lynn, we have a bookcase in the room. Thanks to Tracy, we had the manpower to move it up there. We were unable to key into the room tonight (stubborn lock!) but Judi will figure out a way to gain access and get the materials shelved.
- c. *Master Plan Steering Committee and Town Slogan* – Cindi worked with Town Planner Karen Cullen to provide an article about our town slogan and the historical and cultural significance of it. The article is posted on the Master Plan’s interactive website. Judi described the site and encouraged everyone to join, participate and share ideas and share the site address. Participation is not anonymous in order to discourage trolling and encourage thoughtful dialog. <http://warewegoing.mindmixer.com>

6. New Business

- a. *Comments and Concerns from Citizens* – none.
- b. *112-114 Main Street; Robinson-Hitchcock Block* – We were expecting Mr. Gary Buelow, building owner, to be at tonight’s meeting. Cindi had confirmed with him but he was not at the meeting. We would like to reschedule; Cindi will contact him. The Commission would like to better understand his situation and offer any guidance so he can make the necessary repairs. There was discussion about additional buildings he purchased and that some windows were recently left open.
- c. *Senate 1880 bill* – Is now Bill S1947; Cindi delegated this to someone on the Friends of Quabbin board to research, review and comment. At this point it has been revised to require the MA Water Resources Authority to get approval from

the Executive Office of Environmental Affairs (EOEA). The Bill will go to vote in March.

- d. *Creating Official Historic Districts* – Karen Cullen had inquired if we had official Historic Districts. We do have nationally recognized historic districts which are listed in the Register. We do not have local districts; which is to say, there are no zoning regulations related to historic districts. Lynn stated that Chris Kelly of MHC said it was not worth the extensive effort and that it creates great restrictions; he does encourage submitting districts to the Register. If we did decide to pursue this, we would likely hire someone and focus on Main and South Streets. We will revisit this at our February meeting. Tracy will map the current districts.
- e. *New Commissioner appointment* – Welcome Tracy!
- f. *Annual Report* – Report is finished and submitted; contact Judi for a copy.
- g. *2014 MHC Preservation Awards* – There was brief discussion about applying for this award for the fountain restoration. **Motion** by L. Lak, seconded by T. Opalinski, for Judi to submit the application. Unanimous.
- h. *Western MA Historic Commission Coalition at PVPC* – Tracy and Wanda attended the first meeting. Tracy distributed her notes and the meeting minutes. The overall premise is to connect and support area historical commissions using the European model which assigned a grade to every home. Wanda has joined the steering committee to help grow the coalition. The coalition strongly encourages adopting a demolition delay ordinance. MHC encourages communication with their agency including what challenges we may currently be facing. Lynn will contact them regarding South Street School.
- i. *Senator Stephen Brewer's retirement* – Kathy will send a card on behalf of the Commission. We will discuss a gift (possibly Judi's photo of the fountain) at our February meeting. Wanda will donate 30 more cards.
- j. *Massachusetts Preservation Projects Fund* – Stuart has suggested that we apply for the grant to pay for replacing the specialized curved windows in the Town Clerk's office. He felt that other replacement windows, and the portico columns at Town Hall's Main Street entrance should also be included in the application. He provided a checklist of what is required for the grant including a Letter of Support from the Commission, a 50% match agreement made at Town Meeting (2 months after applications are due!), photographs and hiring an architect. Hiring an architect would be based on the contingency of Town meeting approval. We have a list of approved architects from PVPC.

There was discussion about whether to replace or repair the curved windows in the Town Clerk's office. Stuart felt that they should not be repaired, stating the glass was thin and that another town did not see the weather savings that

would be seen with replacements. Stuart will call Paul Holtz at MHC to see if they would fund replacements or only repairs. Lynn stated that the windows are a significant historical feature of the building. Marty said that often there are greater restrictions on the façade of an historical building as opposed to the rest of the building.

Lynn agreed to provide certain pieces of the grant application like photographs and letters. Kathy agreed to prepare information for town meeting. **Motion** by L. Lak, seconded by M. Rohan, for Lynn to write the Letter of Support from the Commission in favor of the grant. Unanimous. The general consensus was to pursue a demo delay bylaw at the same town meeting as requesting matching funds for the grant.

Summary of grant request:

\$35,000 - replace curved windows in Town Clerk's office
\$10,000 - portico column repairs
\$15,000 - additional replacement windows (~\$1,000 each)
\$60,000 grant application

- k. *Remote participation at public meetings* - Per Stuart, the School Committee may be considering requesting that the Board of Selectmen allow committee members under certain conditions to attend meetings by phone, Skype, or other technological means. He was seeking comment from our Commission. Since a physical quorum would still need to be at the meeting place, we felt it was useless to invite problems and would not find this policy useful. Lynn reiterated the need to access Wi-Fi at town hall during our meetings!
- l. *Quick Response tours* - Tracy showed an article of a town that had a self-guiding tour using QRs for smartphones. She thought the Society might like to do something similar.

Sample of a Quick Response code:



- 7. Mail - Back in November, PVPC requested comment from us on several homes entering the Ware River Valley Housing Rehabilitation Program. Although we had photos, the information on each home was sparse at best including the scope of work. Judi will contact Elizabeth Rairagh and request additional information and that the forms be complete in the future.
- 8. Adjourn - **Motion** by J. Mosso, seconded by C. LaBombard, to adjourn 8:39 p.m.

Respectfully submitted by Judith P. B. Mosso