



## TOWN OF WARE

Historical Commission  
126 Main Street, Ware, Massachusetts 01082

### Minutes March 24, 2014

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

The Chairman opened the meeting at 7:03 p.m.

1. January Minutes – **Motion** by C. LaBombard to accept the minutes as presented. Seconded by W. Mysona; so voted unanimously. There was no meeting in February.
2. Treasurer's Report
  - a. *FY2015 budget* – Judi noted that the report did not include a more recent donation; we have not yet received the bill from Mr. Jones for the pump; Stuart Beckley informed us that the Commission will not be funded for FY2015. **Motion** by J. Mosso to accept the report as presented. Seconded by T. Opalinski; so voted unanimously.
3. Nenameseck Square & Fountain
  - a. *Water pump replacement* – see Item 2a.
  - b. *Fence finials* – Cindi stated that she gave finial information to Kathy (a company in RI) and that she spoke to Parks Foreman John Peichota. Cindi will follow up.
  - c. *Future planning of downtown affecting the Square* – Judi reported that Community Development had recently completed a parking study. The department's next step was to apply for a Massachusetts Downtown Initiative (MDI) grant to assist with a parking management plan. The grant was not funded so they will not move forward with the project, however, she did notice that one of the recommendations was to make Nenameseck Square a rotary. She will monitor activity on parking projects and update the commission as needed. There was brief discussion about CD projects and grants. Including downtown revitalization.
4. Special Projects
  - a. *Town Hall (replacement windows, paint, portico columns)* – The contractor will return in April to complete the two windows in the Building Department.

MHC felt that replacing the windows in the Town Clerk's office was the more viable option however Tracy spoke of a positive experience repairing St. Mary's Church windows. The Town Manager feels that the Commission should rapidly get some quotes on the repair options for the Town Clerk windows. Currently, there is about \$25,000 in stabilization funds which he has set aside for small capital items. The Finance Committee provided \$10,000 for the repair of the portico. Stuart strongly suggests that the Commission review the proposed repairs (from engineering study), possibly along with MHC, particularly the proposal to seal the sandstone. Tracy will do further research and discuss with Stuart our options, town stabilization funds, and the sandstone columns.

- b. *South Street School* – Although a long shot, the Town is waiting to hear if there may be some housing funds available which would allow a Senior Housing project here. The Selectmen recently authorized the use of a realtor; Quaboag Realty on Main Street has a marketing plan. The full process should take about 6 months.
- c. *Old Fire Station, East Street* – Town Manager would like to try one more time to convince DPW and possibly other departments that this could be a more useful building than 4 ½ Church Street. If not, this will also be given to a realtor.

## 5. Old Business & Updates

- a. *Western MA Historic Commission Coalition* - Tracy handed out a folder to each member containing information on historic tax credits, age of Ware's housing stock, standards for rehabilitation, establishing a local historic district, and a sample demolition delay by-law. Judi distributed a map of our current Historic Districts. There was discussion about writing a demolition delay by-law and updating our local survey. We discussed how to strategize an update, and national vs. local districts. Elizabeth Rairigh Preservation Planner at Pioneer Valley Planning Commission will be invited to our April meeting.
- b. *2014 MHC Preservation Awards* – We applied for the fountain restoration. Lynn asked if Workshop13 was interested in the nomination. Roc Goudreau asked to wait until they finished more exterior work. Award announcements will be made in mid-May.
- c. *2014 MA Preservation Projects Fund* – Ultimately, the Town did not apply. The limits placed by MHC seemed daunting and projects like the portico repairs were addressed with different funds.
- d. *Room and File Cabinet for Commission* – We took a field trip to the dressing room area behind the stage in the Great Hall. There is still some work to be done

including painting but we now have an appropriate place for file cabinets, our banner, and historic items.

- e. *Sign for Town Hall Municipal Offices* – The building needs brick repair first before we can mount a sign.
- f. *112-114 Main Street; Robinson-Hitchcock Block* - Cindi reported that Gary Buelow has not responded to her latest 2 e-mails.
- g. *Senate 1947 Bill* – Cindi reported that the language which caused us the most concern was removed and the new bill (renamed) has been released.
- h. *Senator Stephen Brewer's retirement, card and photo gift* – no update.

6. New Business

- a. *Comments and Concerns from Citizens* – none.
- b. *Demolition delay bylaw* – The Commission would like to see this passed at town meeting. We feel this by-law is timely in order to prevent another historic building to be torn down (South Street School).

7. Mail – none. **Homework:** review Tracy's packet in preparation of the April meeting.

8. Adjourn – **Motion** by J. Mosso to adjourn at 8:10 p.m. Seconded by T. Opalinski.

*Respectfully submitted by Judith P. B. Mosso*