



TOWN OF WARE

Historical Commission
126 Main Street, Ware, Massachusetts 01082

Minutes April 28, 2014

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

Interested citizens: Elizabeth Rairigh, Pioneer Valley Planning Commission; Emily Bancroft, Hardwick Historical Commission; Betsy Calvert, Ware United Church & Turley Publications; Jane Sterndale, Trinity Episcopal Church; Peter Thamel, Young Men's Library Association.

The Chairman opened the meeting at 7:00 p.m.; introductions were made.

1. Special Guest: Elizabeth Rairigh Preservation Planner at Pioneer Valley Planning Commission. The Commission invited Ms. Rairigh to speak to the Commission and interested organizations in the area about establishing local historical districts and creating a demolition delay bylaw. There were many handouts:
 - i. *Local Historical Commission in MA* - Summary sheet for new commission members; confirms that historical commissions are government entities.
 - ii. *MGL, Chapter 40, §8D on Historical Commissions* - Towns have a right to establish HCs and explains what would be under their purview. They may enter into contracts, etc.
 - iii. *MGL, Chapter 40C on Historic Districts (Historic Districts Act)* - This pertains to local historic districts, not national. Check the MACRIS database online for updated list.
 - iv. *Know How #3, What You Need to Know about Listing on the National Register* - Nominations are based on comprehensive local inventories of cultural resources so it is a good idea to update ours.
 - v. *MA Secretary of the Commonwealth, The National Register (NR) of Historic Places; Effects and Benefits of Listing* - It provides recognition, but NOT protection (unless state or federal funds are used); it is mostly an honorary listing. Properties listed in the NR are automatically listed in the State Register. Brief discussion about the criteria for listing on the NR. **In order for Ware to recommend a place to be on the NR, our inventory should really be updated!** Our inventory is from the 1980s so we do not currently have newer structures which have become eligible since then (1964 and earlier). MHC reviews the setting (surroundings) and will look at our inventory. Next, a form for bid is sent with a statement of significance; then under state review; then reviewed by the National Parks Service. The timeline from bid to NPS decision is 12-18 months.
 - vi. *Establishing a Local Historic District* - Guides the evaluation process and provides criteria; addresses "non-contributing properties".

- vii. *The Secretary of the Interior's Standards for Rehabilitation* – List of 10 standards related to historic structures, interior, exterior, related landscape features and environment, and new construction.
 - viii. *MHC Sample Demolition Delay bylaw (age based)* – Any bylaw that we adopt should be adapted to suit Ware; Town Counsel should provide comment. The standard time period of delay is 6 months but the state prefers 12-18. That time allows the property owner and the town to come to a mutually-agreeable solution but is not a guarantee that a building will not be demolished.
2. March Minutes – Tabled until May meeting.
 3. Treasurer's Report – Tabled until May meeting.
 4. Nenameseck Square & Fountain
 - a) *Water pump replacement* – was purchased.
 - b) *Fence finials* – have been ordered.
 5. Special Projects
 - a) *Town Hall (replacement windows, paint, portico columns)* – Tracy described the 2 quotes for the windows. There was discussion about the best preservation method and the Commission's comfort with each method. **Motion** by L. Lak to recommend to the Town Manager to use Don Hayward to restore the windows. Seconded by M. Rohan. So voted unanimously. There was brief discussion about the sandstone columns at the front portico. Tracy will focus on that repair after the windows.
 - b) *South Street School* – Tabled until May meeting.
 - c) *Old Fire Station, East Street* – Tabled until May meeting.
 6. Old Business & Updates
 - a) *Western MA Historic Commission Coalition* – They will meet tomorrow. July 16 meeting on Community Preservation Act (CPA); October's meeting on inventory and National Register nominations.
 - b) *2014 MHC Preservation Awards* – Tabled until May meeting.
 - c) *Grenville Park Bandstand* – Tabled until May meeting.
 - d) *Sign for Town Hall Municipal Offices* – Tabled until May meeting.
 - e) *112-114 Main Street; Robinson-Hitchcock Block* – Tabled until May meeting.
 7. New Business
 - a) *Comments and Concerns from Citizens* – Discussed under Item 1.
 - b) *Demolition delay bylaw* – There was brief discussion about how the Commission feels about pursuing a delay bylaw. This will be up for further discussion next month.
 8. Mail – Tabled until May meeting.
 9. Adjourn – **Motion** by J. Mosso to adjourn at 9:00 p.m. Seconded by T. Opalinski.

Respectfully submitted by Judith P. B. Mosso