

Sturbridge Historical Commission

Meeting Minutes October 18, 2016

Attending: Barbara A. Search, Chair; Richard Volpe, Vice-Chair; Bailey Applegate, Member; Cathy Zavistoski, Member; Guests: Jean Bubon, Town Planner; Michael Glick, Manager Publick House; Tobin Shulman, architect, Siemasko+Verbridge; Leonard Jalbert, Jalbert Engineering; Elizabeth Rairigh, Pioneer Valley Planning Commission

Note: Elizabeth Rairigh surveyed 283 Main St. with B. Search & M. Glick prior to the meeting.

Call to Order: 6:02 p.m.

Approval of minutes for 10/11/2016 moved by RV; 2nd by BS; vote to approve was unanimous.

Tobin Shulman reported in response to a question at 10/11/16 meeting as to whether or not the building is worth saving. The results from a salvage company in Vermont- there is no value in the roof, siding, or bracing; no gunstock posts, no hand-hewed posts. Parts could be used for decoration. The proposed front building, where the barn currently is located will be used as a front lobby, bathrooms, and office space.

M. Glick reported the chimney fell last year. Claims the Publick House is a good neighbor. They have not looked into tax credits for historic preservation. Elizabeth Rairigh reports that because the building is on the National Register of Historic Places a 20% state tax credit and a 20% federal tax credit are available if a renovation meets certain standards. M. Glick and T. Shulman report these tax credits were not used in any previous renovations done by Resurrection Real Estate.

Members of the Historic Commission discussed the need to make the right decision regarding the demolition delay process pertaining to this property.

RV moved that 283 Main St. is a significant building based on the criteria of the Sturbridge Demolition Delay Bylaw. BA seconded the motion. The vote in favor was unanimous.

CZ moved to hold a Public Hearing on Thursday November 17, 2016 at 6:30 p.m. to determine if the building at 283 Main St. is preferably preserved and subject to a one year demolition delay according to the Sturbridge Demolition Delay Bylaw. RV seconded the motion. The vote in favor was unanimous.

Elizabeth Rairigh presented the Phase 1 Report for the Sturbridge Historic Resources Inventory and a list of potential buildings on the survey. The criteria for determination is; threatened/endangered; qualify for National Register; building significant to town; architectural style; reflect architectural story/heritage of the community. Phase 2 of the survey goal is to refine the list to 100 properties. She will make a count of possible buildings in Fiskdale to include, while including throughout the community pre-1900 buildings, barns, and a sampling from the lake communities. There was some discussion of differences between local historic districts, National Register of Historic Places, and preservation restrictions.

E. Rairigh will make a survey form on 283 Main St. available to the HC prior to the Public Hearing.

No Old Business

No New Business

Meeting Adjourned 7:28 Moved by RV, 2nd by CZ, vote unanimous.

Next meeting; Nov. 10, 2016, 6:00 p.m.

Respectfully Submitted
Barbara A. Search, Chair