

Historical Commission Meeting
March 15, 2007

Meeting called to order at 4 p.m.
Members in attendance, Neil, Barb, Kim, Beverly, Greg

Acceptance of Minutes –
as amended Barbara, Neil. Unanimously voted.

Historic Districts

West Boylston Historical Commission
West Boylston Historical Society
P.O. Box 201
West Boylston, MA 01583

Re: Local Historic District

Dear Commissioners,

I appreciate your time and attention for considering the benefits of establishing a local district within our town. This initiative requires not only your support, but also support from the Board of Selectmen, residents within the proposed District, along with a two-thirds vote at the annual Town Meeting.

The first step in establishing a local Historic District requires initiating a study that informs and recommends to the town residents the benefits within the town. This step is a similar step that over 220 other local Historic Districts have used in Massachusetts. Local Districts offer the strongest form of protection for the preservation of historical structures and inappropriate changes, including protections within a National Register district. Presently, 72 signatures have been received supporting appointment of a subcommittee to study our town's benefits.

Recently, many of our town's historical sites have become vulnerable to inappropriate alterations and development without local regulation. Our community recognizes that three historical home sites are already jeopardized by Chapter 40B development and any remaining areas for districting are diminishing quickly and are soon to become extinct.

One of the most difficult aspects of promoting a local District is the endorsement from the property owners within the District that will be affected by its adoption. Therefore, I am forwarding copies of signed support of many potential residents and encourage further individualized informational meetings as a necessary step to proceeding and promoting this effort successfully.

On behalf of our town's residents who share promoting a Local Historic District, I wish to thank you for your time and consideration in support of this effort.

Respectfully yours,
Linda Ann Isgro, 70 Prospect Street, West Boylston, MA 01583
c.p.Isgro@verizon.net 508.835.9210

By establishing a local historic district, a community recognizes the importance of its architectural heritage and how vulnerable it is to inappropriate alterations without this local regulation.

Steps establishing a local historic district flow

1. Board of Selectmen to nominate organization
2. American Institute of Architects
3. Historical Society
4. Board of Realtors
5. Local Historic District Study Committee appointed (if a local historic commission already exists in your municipality, the commission acts as the study committee)
6. Historic Commission meets with Massachusetts Historical Commission staff
7. Historical Commission conducts;
 - i. Property owner opinion survey,
 - ii. Prepares educational material,
 - iii. Conducts informational meetings and
 - iv. Prepares the preliminary study report. (Optional)
8. Preliminary study report completed,
 - a. The study report includes the following information;
 - i. Introduction
 - ii. Methodology
 - iii. Significance
 - iv. Justification of boundaries
 - v. Recommendations for the bylaw
 - vi. Map of the proposed district
 - vii. Property street address index
 - viii. Bylaw
9. Preliminary Study Report is then submitted to the MHC and Planning Board,
 - i. MHC reviews preliminary study report and
 - ii. Provides endorsement and or recommendations to the Historical Commission
10. The Historical Commission will hold a Public Hearing (not less than 60 days from Study Report transmittal to MHC and within 14 days written notice to property owners)
11. Ordinance or Warrant Article and Final Report
12. Map and bylaw submitted to Board of Selectmen for Town Meeting
13. Town Meeting vote and approval (2/3rds majority)
14. Attorney General Review (usually takes 90 days)
15. Filing bylaw with town clerk
16. Recording with the Registry of Deeds
17. Local Historic District created.

Note: *The above flow chart is meant to be used as a guide only. Refer to Massachusetts General Laws Chapter 40C.*

The proposed Historic District must be marked at the beginning and end with a national historic house, or a potential historically recognized house.

In a local historic district, a locally appointed Historic District Commission reviews proposed changes to exterior architectural features visible from a public way. For instance, if a building addition is proposed in a local historic district, the property owner must submit an application to the Historic Commission. The commission holds a public hearing and makes a determination on whether the new addition is appropriate. If the addition is deemed appropriate, the commission issues a Certificate, allowing the work to progress. Many Historic Commissions have prepared Historic District Design Guidelines that clarify how proposed projects should respect the existing historic character.

Many proposed changes are exempt from review. In a local historic district, there is no review of interior features. In addition, a variety of exterior features are often exempt such as air conditioning units, storm doors, storm windows, paint color, and temporary structures. The decision on which features are exempt from review depends on how the local bylaw or ordinance is written and passed by town meeting vote.

Listing in National Register, Benefits:

- Recognizes that the area is important to the history of the community, state or nation.
- Allows the owners of income-producing properties certain federal tax incentives for rehabilitation
- Provides limited protection from adverse effects by state-involved projects
- When available, provides owners of municipal or private non-profit properties opportunity to apply for 50% matching state grants through the Massachusetts Preservation Projects Fund.

If there is no state or federal involvement in a project and no pertinent local or regional regulations such as a local historic district, then listing in the National Register of Historical Places does not in any way limit an owner's handling of the property.

Chairwoman Goodale mentioned a district in Oakdale in the May St. and Green St. area.

The Commission expressed its gratitude to Ms. Isgro for her research and presentation. The Commissioners will take this matter under advisement, and follow up with Ms. Isgro in the near future.

Mary Cook Scrapbook update

N. E. Archives are cataloguing and coping the microfiche at .30 Cents per page, for an approximate cost of \$430.00. Louise Howland, Director of The Beaman Memorial Public Library has been notified that I-Archives of Utah has been replaced by N.E. Archives. Pdf sample pages have been emailed to Beverly and Kim for review.

Lovell Memorial Bell

The first meeting of the bell committee went well. They reviewed areas in order to place the bell on the common. Tim Shea of the DPW, and Dennis Mulryan of the Parks Commission were shown an area on the common adjacent to Church St. and Rte. 12. The Committee intends to move the current garden forward, and will prepare the surface in fall to be ready for next year. Dennis Parker is looking into acquiring a granite base for the bell. The Lovell family wants a pre cast bell, and the Bell Committee is currently working on designs of the bell.

National Register Nomination Report

Fannin and Lainer are working hard gathering documentation on the Holbrook Chapel, and Mt. Vernon Cemetery for placement in the National Register.

Demolition Delay bylaw

Town Administrator Leon Gaumond, Jr. addressed concerns regarding the “50-year” criterion reference, and what the commission would do if someone chooses to disregard the bylaw.

Mark Brodeur approves and will put the Historic Commission will have a place to sign off on the demolition permit.

Barbara would look into the fine aspect of the bylaw and come back to the committee.

Boston Post Cane

Louis Lavoie, Sr. passed away

The cane has been returned and will present to the next qualified recipient.

According to Town Clerk records the oldest West Boylston residents are as follows:

1899	<ul style="list-style-type: none">Mary Lavigne Sept 28th	76 N Main
1903	<ul style="list-style-type: none">Nancy Carlson Oct 22nd	28 Briarwood Cir
1905	<ul style="list-style-type: none">Florence Crane Jan 1st	87 Briarwood Cir
1906	<ul style="list-style-type: none">Mabel Perry Mar. 1stMary Hall July 28thHelen Swenson Oct 9thMary Tambolleo Dec 29th	76 N Main 76 N Main 76 N Main 76 N Main
1907	<ul style="list-style-type: none">Edith Ritzi May 22ndHelen Waterhouse June 12thDorothy Beahn Sept 18	76 N Main 76 N Main 76 N Main
1908	<ul style="list-style-type: none">Sarah Shulman March 17Clarence Cormier Aug 14Maisie Parker Nov 19Esther Wight Dec 10	87 Briarwood Cir 98 N Main 76 N Main 87 Briarwood Cir
1909	<ul style="list-style-type: none">Marion Fancy May 8thAnna Ricci June 13thMarjorie Smith July 10thEvelyn Fitzpatrick July 18thKathryn Maddocks July 22ndClaudio Desanti Dec 24th	76 N Main 87 Briarwood Cir 223 Prescott St 87 Briarwood Cir 19 Crescent St 6 Highland Ave
1910	<ul style="list-style-type: none">Mollie Sargentilli June 4	87 Briarwood Cir

Highlighted lines are non-nursing home residents.

The Committee was pondering the idea of having a ceremonial cane at the presentation ceremony with the Board of Selectmen, but instead of letting the cane go home with the

recipient, he/she would receive a certificate and a pin. This will be done in order to protect and preserve the cane.

A call was placed to the City of Leominster Mayors Office regarding their Boston Cane Pin; they inform me that the pin is made at the Joseph Jewelers on Rte. 12, Leominster. The cost of the pin is \$15.00. An order for 1 pin was placed by Comm. Hopewell on March 29th for 1 pin and it will be ready for pick up on Friday April 6th.

Motion to accept the Boston Cane criteria and procedure as amended. Motion by Kim, second by Neil unanimously voted.

Fundraising

In anticipation of the cemetery's acceptance into the Register of Historic Places, fundraising efforts to raise \$7,500 must be under way quickly to have the necessary money to qualify for the grant.

Several options were brought forth:

- Selling cd copies of the Mary Cook articles
- Holding seminars and breakfasts at surrounding restaurants
- Boy Scout fundraiser
- Odd Fellows Lodge barbeque
- Requesting financial support from both the Cemetery Trustees and Historical Society

We would need 7500 cash and extra money to tide you over

Upcoming seminars discussed by the chair.

Date of next meeting

April 19th 4 pm Historical Society

Motion to adjourn at 6 p.m.

Respectfully submitted,

Kim D. Hopewell
Historical Commissioner