

## MEETING MINUTES

### MASSACHUSETTS HISTORICAL COMMISSION

**June 8, 2022**

Due to the Coronavirus pandemic, the Commission meeting was held remotely in a Zoom meeting starting at 1:00PM

Chairman Rosenberry called the meeting to order at 1:05 pm. On behalf of Secretary Galvin, he welcomed the Commissioners. Chairman Rosenberry next addressed the visitors, thanking them for attending. For those individuals who may not have attended commission meetings in the past, Chairman Rosenberry explained the structure of the meeting and when in the process the visitors could address the commission.

The Chairman turned to the first item on the agenda, the approval of April 13, 2022 meeting minutes. He called for a MOTION TO ACCEPT the minutes. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner DeWitt. Hearing no questions, or comments from the commission. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then turned to the next item on the agenda, the National Register nominations, and called for any recusals. Hearing none, he turned the meeting over to Ben Haley, National Register Director who presented the National Register nominations.

The first nomination presented was for the **South Boston Naval Annex Historic District in South Boston**. Mr. Haley reminded the commissioners that this nomination had been planned to be presented at the September 2021 commission meeting, but it was pulled from the agenda because of an objection from the Boston Planning and Development Agency. He noted that they have not rescinded their objection but MHC has not received a new objection. The MHC has also received a letter of support for the nomination from the Superintendent of the Boston National Park at the Charlestown Navy Yard. The applicant is the 25 Fid Kennedy LLC; Epsilon Association as preservation consultant.

The South Boston Naval Annex is located in the Flynn Marine Industrial Park in Boston. The district includes a portion of the marine industrial park totaling 75-acres. The district contains buildings, structures and objects predominantly dating to the WWII era. The district meets Criterion A as an example of a military shipyard exhibiting buildings, structures and objects from the WWII era and for its association with Boston' World War II history and the development of the South Boston waterfront. The district is also eligible under Criterion C for its examples of military industrial architecture. The period of significance runs from 1919 at the completion of the Commonwealth Dry Dock to 1974, the closure of the Annex as a military installation.

Buildings exhibit architectural styles including Classical Revival, Art Deco and Moderne. Buildings and structures were constructed by Stone and Webster Engineering, Sawyer Construction Company, William F. Bailey Company and several other companies per US Navy specifications. The Annex began initially as an effort to spur waterfront development with the construction of the Commonwealth Dry Dock (later Dry Dock #3) begun in 1914 by the State of Massachusetts. After completion in 1919, the US Navy purchased the Commonwealth Dry Dock, bringing the area under government control.

The Annex initially served as a backup and overflow area for the Charlestown Navy Yard. During the 1920s and 30s, the Annex serviced both commercial and military vessels. Activities at the Annex included the repair and resupply of naval and commercial vessels. Only one extant building dates to this era Building #1 Pump House used for Dry Dock #3 as the Annex at this time largely had temporary buildings, which were used sporadically.

Starting in 1939, the area was redeveloped during the eve of US involvement in WWII. The area was graded and harbor filled in with multiple buildings constructed. The South Boston Naval Annex boomed during the early war years, repairing, resupplying, and reconstructing ships. A specialty of the Annex was ship conversions, taking a civilian ship and converting to naval use or converting a naval vessel to a new use. Along with numerous buildings and supply depots an additional dry dock (Dry Dock #4) was also constructed. Railroad lines, cranes, and capstans, which are still extant, were used to help repair and resupply ships. The two dry docks remain as well as wharves, all contributing to the historic character of the district.

Building 19 known as the General Warehouse and built in 1941 was a large storage facility used to store materials to resupply ships. Building 16 completed in 1941

and known as the Machine Shop, was the first building erected as part of the WWII expansion and had anti-aircraft batteries on the roof during the war. Building 16 was designed to serve multiple trades working to repair ships and deliberately placed next to Dry Dock #3. In 2019 Building 16 underwent a state and federal historic tax-advantaged rehabilitation converting the building into an HVAC and plumbing fabrication facility. As part of the rehabilitation project, the brick masonry exterior was cleaned, repaired, and repointed and the windows and doors replaced with historically appropriate replicas.

While some buildings such as Building 20 power plant were constructed with masonry, others such as Building 30 Ordnance Workshop used steel frames and metal cladding for faster construction. The power plant supplied electrical power for the Annex, while the Ordnance Workshop was used for storage and work on naval artillery and anti-aircraft guns.

During the post-WWII era, the Annex was home to the Atlantic Reserve Fleet “Mothball Fleet” and largely focused on storage, repair and resupply rather than reconstructing vessels. Like the Charlestown Navy Yard, the South Boston Naval Annex closed in 1974. Despite the closure, Dry Dock #3 still remains active for commercial and some military repair use, while the surrounding area has been converted to the marine industrial park. The Annex retains a variety of buildings, largely dating to WWII as well as railroad tracks, cranes, and capstans used to help repair and resupply ships. Two dry docks remain as well as wharves, all contributing to the historic character of the district. The National Register nomination for the Annex was prepared on behalf of the 25 Fid Kennedy LLC as part of their pursuit of state historic tax credits for the project.

The next nomination presented was for the **South Chatham Village Historic District** in **Chatham**. The applicant is the Chatham Historical Commission; Eric Dray, preservation consultant. There was a public meeting hearing held on May 25<sup>th</sup> that Mr. Haley attended.

The South Chatham Village Historic District is the core of South Chatham Village and is the second largest village in the mid-Cape town of Chatham, located in the County of Barnstable.

The 73-acre District includes a half-mile stretch of Main Street (also known as Route 28) from near the Harwich town line east to the intersection with Meetinghouse Road. The District boundary also includes northern portions of

Forest Beach Road and Pleasant Street, both of which run from Main Street south to beaches on Nantucket Sound.

Under Criterion A, the district is significant at the local level in the areas of Maritime History and Entertainment/Recreation. Maritime activity in Chatham grew steadily from the mid-18<sup>th</sup> to the mid-19<sup>th</sup> century. The majority of South Chatham's working men were connected to the sea, and many of the contributing resources within the District were built by and/or are associated with South Chatham families who worked in the maritime industry. The decline of maritime activity, and the arrival of the railroad in 1887, including a station in South Chatham, ushered in a new seasonal resort economy for Chatham. Within the District, the transition from a maritime to a seasonal/resort economy was manifested with the construction of modest bungalows and cottages, and the adaptive reuse of a few dwellings along Main Street for restaurants or inns.

The District also meets Criterion C at the local level in the area of Architecture. The District is significant as a tightly-knit mix of primarily residential dwellings, along with a few commercial and institutional buildings, dating from ca. 1735 to the mid-20<sup>th</sup> century. The district also includes outbuildings, several now repurposed as residences.

Main Street was laid out in the 17<sup>th</sup> century as the Harwich Road, and this remote area began to attract a small number of settlers in the mid-18<sup>th</sup> century. The house at the far right is Phillips House, 2446 Main – built ca. 1740.

As the fishing industry and coasting trade expanded into the mid-19<sup>th</sup> century, there was a shift in new settlement activity along Nantucket Sound. This led to an expansion of population in South Chatham. This portion of Nantucket Sound was the first to be commercially exploited in Chatham using fish weirs, and related businesses of salt making and fish drying. The success of these enterprises was important to the growth of South Chatham, with some of the village's residents becoming civic and financial leaders of the town.

As a result of that maritime success, by the mid-19<sup>th</sup> century, the number of buildings in South Chatham Village had increased dramatically. The result was a relatively dense pattern along Main Street as well as portions of Pleasant Street and Forest Beach Road, while remaining isolated from other parts of Chatham.

South Chatham Village had become sufficiently developed to warrant its own map in the 1880 Barnstable County Atlas. The district boundary largely conforms to this map.

### **Depot view**

Following the Civil War, fishing declined throughout Cape Cod, due in part to over-fishing. Between 1860 and 1890, Cape Cod lost a third of its population, many young families moved to urban areas for new industrial jobs. The decline of maritime activity, however, was followed by a transition from a maritime to a seasonal resort economy. This was enhanced in Chatham by the arrival of the Chatham Branch Railroad which opened in 1887, extending a spur of the Harwich line into Chatham Center, which included a depot (no longer extant) in South Chatham.

### **Bungalows**

Modest bungalows, capes and cottages began to be built amongst the older houses, built both by seasonal residents and the slowly rising local population.

### **Undated view looking east of Methodist Church etc.**

Additional institutional resources were also built—including a village hall and the first Methodist Episcopal Church.

### **2661 Main Street**

The transition to a seasonal resort economy, and local population growth, continued into the mid-20<sup>th</sup> century, spurred by the advent of the automobile and improved roadways. Along with the construction of modest capes and cottages, a few dwellings along Main Street were adaptively reused for restaurants, shops or inns. A prominent example of residential conversion for hotel use is the 1850 Eldridge-Harding House. By the mid-20<sup>th</sup> century, it was operating as the Harding House Hotel, and in 1950 two motel buildings were added behind the main house.

### **Capes**

South Chatham Village includes a large number of Cape Cod cottages, including 2 full capes, 3 three-quarter capes, and 7 half capes – which constitutes 1/3 of all half capes built in Chatham from the 18<sup>th</sup> through early-20<sup>th</sup> century. One of the oldest extant dwellings in the District is the early-18<sup>th</sup> century Phillips House, a three-quarter cape at 2446 Main Street. There is a row of three 19<sup>th</sup>-c. half capes on the north side of Main Street opposite Pleasant Street.

## **18<sup>th</sup>-19<sup>th</sup> c. Architecture**

There are a few 18<sup>th</sup> century houses, including the District's one Federal-style, two-story, side-gable house on Pleasant Street. The greatest concentration of contributing houses in the district were built in the mid-19<sup>th</sup> century. There are 22 examples of Greek Revival-style, 1 ½-story, gable-front houses, many with rear or side ells.

## **19<sup>th</sup> c. Architecture cont.**

Other styles popular in the mid to late-19<sup>th</sup> century are also well represented. There are three examples of Gothic Revival-style houses; seven Italianate-style houses and two Queen Anne-style houses. The 1872 Mercelia Eldridge Kelley House was individually listed on the National Register in 2005.

## **Bungalow**

Contributing 20<sup>th</sup> century houses include eight bungalows, such as this excellent example of a Craftsman bungalow on Forest Beach Road.

## **Gill House**

The district also includes the only documented Mid-century Modern house in Chatham, built in 1964 to the designs of architect Henry Grafton Gill, Jr. for his parents. Gill apprenticed with Frank Lloyd Wright in the 1950s and this house was inspired by Wright's Usonian house designs.

## **Store**

There are a few contributing commercial buildings, including the oldest surviving purpose-built commercial building in Chatham, the small Eldridge General Store at 2607 Main Street, built by Levi Eldridge, Jr. in 1839 next to his house. His father, Levi, Sr. was a village leader and the first to commercially exploit the fish weirs in Nantucket Sound. Levi, Jr. went on to become one of the most prominent business leaders in Chatham, with varied maritime and other interests and over 100 employees.

## **Barns**

There are a few contributing outbuildings, including the small English barn behind the ca. 1840 Freeman Eldridge House at 2673 Main Street, and the Gothic Revival-style barn connected to the 1840 Levi Eldridge house at 2712 Main Street. In both cases, these barns have been converted to residential use.

## School

There are six contributing civic or institutional buildings in the District, all located along Main Street. This includes the 1905 Queen Anne-style former South Chatham School that has since been converted to commercial use as an ice cream parlor.

## Church and Library

The 1917 Gothic Revival South Chatham Community Church is the only religious building in the district. On the same parcel is the 1934 Colonial Revival-style South Chatham Public Library—one of three Colonial Revival-style institutional buildings in South Chatham Village, and the only ones of that style in Chatham.

## Cemetery

There is one contributing site, the Bethel Cemetery with the earliest death date of 1834. Most of the grave markers are simple mid-19<sup>th</sup> century limestone slabs with willow and other motifs. Some are grouped in family plots. This former Methodist burial ground is now a public cemetery and remains active.

The final nomination presented was for the **Essex Street Historic District in Holyoke**. The applicant is HAP, Inc. Epsilon Association as preservation consultant. The MHC received a letter of support from LHC.

The Essex Street Historic District is an intact collection of historic residential buildings located on the periphery of downtown Holyoke, which is two blocks southeast of the district. The district meets Criterion A in the area of Social History for its association with Holyoke's industrial history and residential development from the late 19<sup>th</sup> to mid-20<sup>th</sup> century. Initially developed in the 1870s, the district demonstrates a pattern of construction in Holyoke from single-family houses to row houses and apartment blocks as the City's population rose due to industrial expansion. The neighborhood was developed during Holyoke's late industrial period boom (1870–1915), and it benefited from the establishment of a streetcar network allowing residents to easily travel to the mills along the Connecticut River as well as outlying neighborhoods.

The district meets Criterion C in the area of Architecture as a representative collection of a Victorian-era and 20<sup>th</sup>-century Revival styles. The principal buildings in the district date to between 1877 and 1938 and exhibit a variety of popular styles, including Italianate, Queen Anne, Colonial Revival, and Classical Revival. Several of the building's architects, contractors, or developers have been identified and are locally or regionally known. Buildings associated with these

individuals are either representative of their work or are rare examples with regard to type or style.

Dating to the earliest phase of residential development, beginning in the late 1870s, are single-family residences. The late 1870s through the 1890s are represented by rowhouses and a low-rise apartment block. In the early 20<sup>th</sup> century, five-story apartment blocks were constructed along Essex Street. Important ancillary buildings include a ca. 1884 carriage house and several early 20<sup>th</sup>-century garages representing the early decades of the automobile era. The period of significance begins in 1877, the date of the earliest house, and extends to 1972

After the establishment of the Holyoke in 1850, industrial development along the Connecticut River and job growth caused the community to grow rapidly to 21,000 and incorporate as a city in 1873. The number and success of the paper mills, which employed a growing Irish, French Canadian, English, and Eastern European immigrant population, spurred residential development and infrastructure improvements westward from the river. As shown on the 1870 Beers map many streets had been platted, but residential development had not begun in the area of the present district. The 1880s saw some of the first apartment blocks built in the city to deal with the demand for housing. The apartment blocks were built sporadically on undeveloped land adjacent to single-family residences, and by the early 20<sup>th</sup> century replaced single-family houses.

The earliest property remaining in the district is the D. H. Newton House at 214-216 Elm Street. Built in 1877 in the Italianate style, it was occupied by Daniel H. Newton, Vice-President of the Massachusetts Screw Company, which produced wood screws. While early residents were generally mill executives and supervisors who owned the single-family houses, development pressure for more housing quickly led to the construction of rowhouses and apartment blocks, occupied by mill workers, who were often immigrants.

By 1895 the area was still dominated by single-family houses, but development pressures and housing needs had prompted the development of rowhouses as the first multi-family housing in the district. All of those shown on the map are extant.

192-210 Walnut Street constructed ca. 1879 the first group of rowhouses; was followed in 1884 by the Mary Nickerson Buildings at 216-226 Walnut Street. The first example, 192-210 Walnut Street, is a two-story, 10-unit, brick, and Queen Anne-style row house development. By the early 20<sup>th</sup> century, the majority of the houses in the row were owner-occupied. Residents in the early 20<sup>th</sup> century were a



mix of New England born and English immigrants with one Norwegian immigrant, Otto Hanson, a paper maker at the Valley Paper Company. Most occupants were small families or couples. Men worked skilled trades, positions in the mills or were local business owners. Some women were employed as clerical staff, and a few owners had boarders to supplement their income.

Built in 1884, on a previously undeveloped parcel, the Mary Nickerson rowhouses is a two-story, six-unit, brick, Queen Anne-style building. The row is named for longtime resident Mary Nickerson who worked as a delivery clerk and lived there from 1891–1940. Most residents were New England born, though some were immigrants like William Reid, an architect from “English Canada,” who went on to be a prominent architect in Western Massachusetts as well as a few Irish and German immigrants. Most occupants were skilled trade’s people or white-collar workers, but some worked in the mills as well.

As housing demand continued multi-family buildings transitioned from row houses to low-rise apartments. In one instance, a mill owner recognized the housing demand and opportunity it provided. The Queen Anne-style building, the Essex, at 213-215 Chestnut Street /was constructed in 1888 on a previously undeveloped parcel at the corner of Chestnut and Essex streets by wool manufacturer Joel S. Webber. Webber resided nearby at 188 Chestnut Street (demolished and outside the district) and was a partner in a woolen mill. By the early 20<sup>th</sup> century, the Essex housed a mix of American born as well as Irish and French-Canadian residents largely employed in the mills.

By 1890 Holyoke’s population had surpassed 35,000, of which half were foreign born. During the late 19<sup>th</sup> century, health surveys conducted by the City found that residents suffered greatly from infectious diseases and infant mortality due to inadequate sanitation systems and squalid housing conditions. This prompted the demolition of overcrowded wood tenement housing and the passage of a 1910 building ordinance to prevent further construction of such housing. New buildings were to be ventilated with ample light, provide adequate egress, and were designed as apartment buildings with individual unit spaces to prevent overcrowding.

The Gilbert at 214 Pine Street was constructed ca. 1914, and one of three larger apartment buildings built after the 1910 ordinance. It was designed by the architecture firm George P. Alderman & Company in the Classical Revival style. The building replaced a house on the property, demonstrating the demand for housing was now so high that existing buildings were being demolished and lots redeveloped. The building was originally called the Potvin Apartments for owner

Gilbert Potvin, Sr. Early tenants of The Gilbert were mostly of Irish descent including numerous mills employees along with some white-collar workers such as John E. Moriarty, a musician, and local business owners George M. Prentice (Prentice Electric Company) and George Elliot (Elliott Park Pharmacy).

The last principal building constructed in the district is the Colonial Revival-style Sisters of Providence Nurses' Home at 210 Elm Street, constructed in 1938 to the designs of architect Donat R. Baribault, an architect who designed a number of Catholic churches in Massachusetts. The building served as a dormitory for The Sisters of Providence nuns, who provided nursing services at Providence Hospital. This building as a dormitory also exemplifies the last multi-residence building in the district. The building was recently converted to affordable housing with the assistance of federal historic tax credit. The building was sensitively rehabilitated, meeting the Secretary of the Interior's Standards for Rehabilitation with new historically appropriate replacement windows and repair of historic masonry features.

This concluded the presentation of the June National Register nominations. Chairman Rosenberry thanked Mr. Haley and then explained how the Commissioners' questions and votes, and comments from members of the public, would occur under Zoom. He noted again that there were no recusals. The chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **South Boston Naval Annex Historical District** in **South Boston** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Crowley. The Chairman called for questions or comments from the commission. The chairman recognized Commissioner DeWitt who asked if this was the same boundary presented to the Commission in the past. Chairman recognized Mr. Haley who said yes. The Chairman called for any other questions or comments from the commission. The chair recognized Commissioner Kleespies who asked Mr. Haley to summarize what the BPDA objection letter states. Mr. Haley said the objection letter was received last summer from the BPDA. The letter stated that some lessees (aside from the one getting the tax credit) had reservations about the NR designation. MHC postponed the nomination after that. They also said in their letter that they are the sole owner of property in the district, but that is not actually the case per Boston's property records. In January 2022, the preservation consultants who prepared the nomination along with the BLC and representatives of the BPDA held a meeting with tenants/lessees and the consultants reported that it went well and they answered questions and allayed concerns, and MHC has not heard anything negative since that time. Mr. Haley stated that he assumes the

concerns were mostly about local review but doesn't know. The BPDA has not rescinded its objection, but MHC has not received a new letter, nor been contacted by any concerned lessees or received any other letters of objections from the owners on the proposed district. The Chairman thanked Mr. Haley for his remarks. The Chairman then recognized Commissioner Pride who asked what BPDA stands for: Mr. Haley replied the **Boston Planning and Development Agency**. She then asked who would be the Applicant of the nomination. Mr. Haley said the Applicant is 25 Fid Kennedy LLC, one of the long-term lessees. The Chairman called for any other questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **South Chatham Village Historic District in Chatham** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Wilson and SECONDED by Commissioner Ceccacci. The Chairman called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Essex Street Historic District in Holyoke** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Pride. The Chairman called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

This concluded the National Register portion of the agenda, and Chairman Rosenberry then turned to the next item on the agenda, the **Local Historic District Preliminary Study Report**, first calling for any recusals. Hearing none, he turned the meeting over to Jennifer Doherty, Local Government Programs Coordinator. Ms. Doherty presented the study report with presentation slides. A copy of the slides is on file with these minutes.

### **Harvard Common Historic District Expansion, Harvard**

Ms. Doherty presented the **Harvard Common Historic District Expansion in Harvard**. The Town of Harvard is proposing to add a single property to their Harvard Common Historic District, the Town-owned Bromfield House.

The Bromfield House stands at 39 Massachusetts Avenue, south of the main Harvard Common district and not contiguous to the district. The property between the house and the district is a modern school building that is outside of the district. The other large property on the west side of the district is also a modern school building.

Bromfield House stands on a large, open, elevated lot, marking the southeast entrance to the Harvard Common neighborhood. The existing local historic district was established in 1975. Most of the historic district, plus some additional surrounding properties, was included in the Harvard Center Historic District, listed on the National Register of Historic Places in 1997.

The Harvard Common area is a mix of commercial, residential, and institutional buildings, including the Town's two modern school buildings. Buildings primarily date from the late 18<sup>th</sup> through the 19<sup>th</sup> century, and many of the commercial uses are housed in formerly residential spaces.

Bromfield House was built about 1914. Designed in the Colonial Revival style popular at the time, it is a large two-story, double pile building with a hipped roof. The façade features typical Colonial Revival features such as modillions under the deep eaves, an entry door framed by half-height sidelights, and a porch across the front of the house supported by Tuscan columns. Inside, the house has a center hall flanked by rooms on either side.

In the late 19<sup>th</sup> century, local benefactor Margaret Bromfield Pearson Blanchard provided a bequest for a school to be established in Harvard on the site of her family's country estate that had burned in 1855. The Bromfield School was established at 24 Massachusetts Avenue in a Romanesque Revival building constructed with funds from the bequest. It was free to all residents of Harvard, and while it initially sought to draw students from a wider area, with no residential facilities it was primarily limited to Harvard residents. Acquired by the Town in 1940, the building was used for school purposes until the early 2000s, when it was converted into a public library.

Around 1914, Bromfield House was constructed to serve as the principal's house for the school using funds from the bequest. It was in use as the principal's house until the 1980s, when it was also acquired by the Town and converted into school department office space.

The school department has vacated Bromfield House and for the past few years the Town has been considering its options for the house. The situation is complicated by the fact that the house and school were funded by Margaret Bromfield Pearson Blanchard's bequest, which stated that the property must be used for educational purposes. In 2015, the Harvard Historical Commission pursued adding the property to the local historic district and the MHC voted to recommend the addition, but the proposal did not move forward to Town Meeting.

In April of 2021, a disposition committee appointed by the Harvard Select Board recommended that the Town retain ownership of the land but seek a buyer to relocate the house elsewhere. The Select Board then included an article on that spring's Town Meeting warrant to that effect, selling the house only; it did not pass.

In the fall of 2021, a citizen's petition was included on the Town Meeting warrant directing the Select Board to sell the entire property and directing the Historical Commission to add it to the district; this passed by a two-thirds majority, but as a citizens petition it is non-binding. This past March, the Select Board began to pursue options to sell the property by seeking clarification on the bequest from the probate and family court, and thus the Historical Commission would like to move forward again with adding it to the Harvard Common Historic District at this fall's Town Meeting.

MHC staff recommends acknowledging receipt of the Preliminary Study Report for the Harvard Common Historic District expansion and providing the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the Town of Harvard to expand the Harvard Common Historic District to include Bromfield House.

Chairman Rosenberry thanked Ms. Doherty, and called for a MOTION TO ACCEPT the MHC staff recommendations on the Preliminary Study Report for the **Harvard Common Historic District Expansion in Harvard**. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then turned to the next item on the agenda, the **Massachusetts Preservation Project Fund (MPPF) Grants, Round 28**.

The chairman first called for any recusals. Commissioner Sullivan recused himself from the discussion and voting on the Tristram Coffin House in Newbury. The chairman, then turned the meeting over to Paul Holtz, Co-Director of the Grants Division. Mr. Holtz distributed a spreadsheet with information on each recommended project, a copy of which is on file with these minutes. He thanked Commissioners DeWitt, Ceccacci, and McDowell for serving on the MPPF grants subcommittee prior to the meeting. He then gave an overview of MPPF Round 28, saying that MHC received 27 total applications: 27 for development projects; 0 for pre-development projects and 0 for Acquisitions; 13 applications were from municipalities, and 14 from nonprofits. Mr. Holtz said MHC staff recommended 17 projects for MPPF grants. He then gave a short presentation on each of the recommended projects. Commissioner McDowell provided a brief summary of the MPPF grants subcommittee meeting. He stated that the subcommittee had reviewed all 27 applications and concurred with MHC staff recommendations for the selection of the 17 projects for MPPF awards.

Chairman Rosenberry thanked Mr. Holtz, and then began the voting process as follows:

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Unitarian Church of Barnstable** in the **Town of Barnstable**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Wilson. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Ohabei Shalom Cemetery-Chapel** in **Boston (East Boston)**. A MOTION TO ACCEPT was made by Commissioner Sullivan and SECONDED by Commissioner Early. The chairman called for questions or comments from the commission. The chairman recognized Commissioner DeWitt who said that he will vote on the recommendation, but this is the fourth grant given to Ohabei Shalom Cemetery-Chapel over nine years. Hearing no further questions, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$75,000** to the **Bridgewater Town House** in the **Town of Bridgewater**. A MOTION TO ACCEPT was made by Commissioner Kleespies and SECONDED by

Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$34,000** to **Chester Old Methodist Church** in the **Town of Chester**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Sullivan. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Second Congregational Church** in the **Town of Cohasset**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Early. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$24,000** to the **Derby Summer House (Glen Magna Estate)** in the **Town of Danvers**. A MOTION TO ACCEPT was made by Commissioner Ceccacci and SECONDED by Commissioner Kleespies. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Fairhaven High School** in the **Town of Fairhaven**. A MOTION TO ACCEPT was made by Commissioner Sullivan and SECONDED by Commissioner Pride. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Falmouth Poor House** in the **Town of Falmouth**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Kleespies. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Memorial Town Hall** in the **Town of Georgetown**. A MOTION TO ACCEPT was made by Commissioner Ceccacci and SECONDED by Commissioner Sullivan. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **First Universalist Church** in **Gloucester**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Crowley. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **First Parish Church** in the **Town of Groton**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$55,000** to **Holyoke City Hall** in **Holyoke**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner Perille. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point Commissioner Sullivan recused himself from the discussion and voting on the Tristram Coffin House in Newbury.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Tristram Coffin House** in the **Town of Newbury**. A MOTION TO ACCEPT was made by Commissioner Kleespies and SECONDED by Commissioner Ceccacci. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point Commissioner Sullivan returned to the meeting.



Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$42,000** to the **Pepperell Town Hall** in the **Town of Pepperell**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Crowley. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Grace Episcopal Church** in the **Town of Tisbury**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Sullivan. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$40,000** to the **Littlefield Library** in the **Town of Tyngsborough**. A MOTION TO ACCEPT was made by Commissioner Early and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to **Church of the Unity** in the **Town of Winchendon**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Sullivan. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

This concluded the voting. Chairman Rosenberry then turned to the next item on the agenda, the **Executive Director's Report**. He then turned the floor over to Brona Simon, Executive Director.

Ms. Simon began by announcing some personnel news, that MHC has two new full time employees, Betsy Holland, who has joined MHC working as a preservation planner in the MPPF Grants program, and Liz King, who joined MHC's National Register Program working as a National Register Assistant. We welcome Betsy and Liz and think they are doing a great job.

Ms. Simon then announced that Karen Davis, National Register Assistant has resigned from the MHC. She was a long term reviewer and editor of National Register nominations. Her last day was July 29th. She will be greatly missed.

Finally, Ms. Simon announced that the September 14<sup>th</sup> National Register agenda may be virtual or in person, but not known yet. The open meeting law had been amended to operate under temporary or emergency basis until July. She said municipal and state government agencies have asked the Legislature to amend the law for more flexibility and to allow continued use of online zoom meetings. Ms. Simon said to stay tuned for updates.

Ms. Simon stated that there are no commission meeting in July and August and that the next meeting will be on September 14<sup>th</sup>. She then wished the commissioners a great summer.

This completed the Executive Director's report.

The Chairman informed the Commissioners and staff that the legislature will recess for their end of session break. The authorization of the open meeting law emergency bill will expire July 31<sup>st</sup>. He will continue to keep the Commission notified in the upcoming months.

The Chairman wished everyone a happy and safe summer.

The Chair then called for any other new business, Hearing none, he called for a MOTION to adjourn. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner McDowell. The MOTION CARRIED, and the meeting adjourned at 2:23pm.

#### Commissioners Present

JOHN ROSENBERRY

CHARLES SULLIVAN

GINA PERILLE

SIMONE EARLY

DENNIS DEWITT

SUSAN CECCACCI

MARK WILSON

MICHAEL MCDOWELL

GAVIN KLEEPIES

ANNE PRIDE

KELLIE CARTER JACKSON

SUANNA SELBY CROWLEY

Staff Present

BRONA SIMON

NANCY ALEXSON

PETER STOTT

PAUL HOLTZ

BEN HALEY

ROSS DEKLE

ELIZABETH HOLLAND

MICHAEL STEINITZ

JENNIFER DOHERTY

SHARI PERRY-WALLACE

ELIZABETH SHERVA

JOSH DORIN

KAREN DAVIS  
LIZ KING

A TRUE COPY ATTEST

Respectfully submitted,

Shirley Brown