

MEETING MINUTES

MASSACHUSETTS HISTORICAL COMMISSION

March 13, 2019

Chairman Rosenberry called the meeting to order at 1:11 pm. On behalf of Secretary Galvin, he welcomed the Commissioners. Chairman Rosenberry next addressed the audience, 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 public could address the commission.

The Chairman turned to the first item on the agenda, the approval of the February 13, 2019 meeting minutes. He called for a MOTION TO ACCEPT the minutes. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Crissman. Hearing no questions, the chair moved the motion. 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 the Director of the National Register Program, Betsy Friedberg, who began the National Register presentations.

The first nomination presented was for the **Nathan Warnick Apartments in Boston**. The applicant is Daniel Cruz, Cruz Development Corporation; MacRostie Historic Advisors are the historic preservation consultants for the developer, and Roysin Younkin of MacRostie will present the nomination. Ms. Friedberg noted that the Boston Landmarks Commission had voted in favor of the nomination.

The Nathan Warnick Apartments were constructed in 1929 on a side street in a residential neighborhood of Dorchester that lies east of Franklin Park and north of Harambee Park (historically known as Franklin Field).

This neighborhood was primarily developed with large, single-family and multi-family frame homes between 1890 and 1910, in the years following the opening of the two parks in 1885 and 1898, respectively. The Nathan Warnick Apartments replaced one of the single-family houses of

this era when it was constructed in 1929 and represents a pronounced shift in the demographics of the neighborhood.

The Nathan Warnick Apartments are locally significant under National Register Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. The building was renovated in 2018 using State and Federal Historic Tax Credits for use as affordable housing.

Between 1920 and 1930, Bicknell Street and its environs became home to a growing number of Jewish immigrant families, a population whose numbers swelled in Dorchester as families increasingly migrated out of the North and West Ends of Boston after 1918. A testament to the growing Jewish population, religious schools and synagogues were constructed nearby over the next decade. As the Jewish population in the neighborhood grew, so did the number of businesses that served them: kosher butcher shops, bakeries, grocery stores and fruit shops lined Blue Hill Avenue and Harvard Street.

Nathan Warnick, the developer of the property, was a Jewish immigrant from Poland and a carpenter who arrived in the United States in 1911; his wife Sarah emigrated from Latvia in 1912. Warnick recognized the demand for housing in this neighborhood by Jewish families and seized the opportunity for investment in a property that could accommodate multiple families. Large apartment houses were more typically located along major thoroughfares like Blue Hill Avenue, Washington Street, and Columbia Road, but the demand for multi-family housing for working class Jewish families increasingly drove investment in these types of buildings onto side streets like nearby Esmond and Wales streets in the mid-late 1920s.

Warnick's partner was architect Bernard Levy, who had completed an apartment house not far away at 16 Strathcona Road in 1927. Levy was himself born to a Russian Jewish family that immigrated to New York in 1889. The commissions of his elder brother, Samuel Levy, also an architect, are well-documented, but it appears that the brothers may have worked together on many of Samuel's commissions.

The Nathan Warnick Apartments were immediately occupied. The 1930 census shows twelve families residing in the brand-new building. All of these families were of Russian Jewish heritage; half were immigrants and half were first generation off-spring. These residents were tailors, book keepers, sales ladies, clothing cutters, wholesale salesmen, grocers, and small business owners. Bicknell Street itself continued to absorb increasing numbers of Jewish families of middle class and working-class backgrounds. In 1930, the street was predominantly occupied by Jewish immigrants mainly from Russia, but also from Latvia, Lithuania, Poland and Germany. The building and the neighborhood continued as a thriving Jewish community into the mid-1950s.

Architect Bernard Levy utilized the highly popular Colonial Revival style in his design of the Nathan Warnick Apartments. This style was immensely popular in the United States from the late 19th through the mid 20th centuries. It was the dominant architectural vocabulary of apartment house buildings in Dorchester in the first three decades of the twentieth century.

The Nathan Warnick Apartments represent a pared-down, streamlined version of the Colonial Revival. While the building lacks tell-tale classical elements such as columns, pediments, quoining, and keystones, Levy gave a nod to the style by employing a light-colored brick, frequently used in the Colonial Revival to mimic classical stone buildings, organizing groups of double and triple windows symmetrically, and using cast stone to accentuate the entry, and adorn the parapet, as well as for horizontal division of the façade.

The relative isolation of the Nathan Warnick Apartments from other apartment buildings in contrast with the cluster of apartment buildings around the Strathcona Road site may have induced Levy to be free with the form. He may also have been feeling the influence of the Modern architectural movement, which was gaining momentum in the 1920s. Art Moderne and Art Deco buildings eschewed traditional historical precedent in favor of smooth and geometric forms. The treatment of the entrance, in particular, evokes these contemporaneous styles.

The next nomination presented was for the **New England Telephone & Telegraph Building in Brockton**. The applicant is Geoffrey Anatole, South Shore Property LLC, Brockton; Epsilon Associates is historic preservation consultant for the developer, and Geoffrey Melhuish of Epsilon will present the nomination.

The former New England Telephone and Telegraph Engineering Office is located on Pleasant Street to the west of Main Street in Downtown Brockton in Plymouth County. The Classical Revival-style brick over steel building was purpose-built in 1923 for the engineering offices of New England Telephone and Telegraph. The building meets Criterion A for its association with the early 20th-century development and proliferation of the telephone. The building also satisfies Criterion C as an example of a classically inspired commercial building designed by local architect Charles Olsen. Although now rehabilitated into housing, the New England Telephone and Telegraph Engineering Office retains integrity is significant at the local level. The building's period of significance is from its initial 1923 construction until 1968.

In 1877 the first telephone wire in Brockton was stretched along a short section of Main Street. Initial growth of service was slow, but improvements in the telephone and in the switchboard propelled the technology into a more practical means of communication. In the 1910s and 1920s, as the population began to move outward from Boston, demand for telephones consequently grew.

In 1923, the New England Telephone and Telegraph Engineering Office at 47 Pleasant Street was constructed by the New England Telephone and Telegraph Company as a support structure to the Central Office, also referred to as the Telephone Exchange Building, constructed in 1909 at 26 School Street in Brockton. The engineering offices at Pleasant Street were primarily designing and overseeing the installation of telephone cables and other equipment so that the Central Office could operate more efficiently.

Completed in 1923, the Classical Revival-style New England Telephone and Telegraph Engineering Office were designed by Brockton-based architect Charles T. Olson (1866-1940). Olson was well known in the area for his classically derived designs for schools, commercial blocks, and churches. The New England Telephone and Telegraph Engineering Office is representative of the Classical Revival style with its shallow corbelled cornice, slender parapet

with cast-concrete capstone, simple full-height brick pilasters, and a bracketed, cast-concrete hood above the entry door. Executed in red brick, the office block and garage portion of the building has the bulk of its ornamentation fronting on Pleasant Street.

The building remained the telephone engineering offices for over 25 years. By the 1950s the building was being used by United Shoe Machinery Corporation and Crawford Press for offices and storage space. The United Shoe Machinery Co was a supplier of shoe manufacturing equipment from tacks to factory equipment and the Crawford Press was involved in advertising for the shoe industry. Ca. 1965, the one-story concrete block addition was constructed for additional storage space.

Until 2016 the building housed the offices and printing facility of Standard Printing, an advertising agency who printed the shoe catalogues for Joy, Clark, Bostonian, and Frye Boots. Between 2016-2018, the property was rehabilitated with the aid of state and federal historic rehabilitation tax credits; the rehabilitation converted this industrial block into twenty-four residential units which focused on the retention of character-defining features including the masonry, cast concrete entrance hood, and corbelled brick cornice with cast concrete capstone. All work was completed to meet the Secretary of the Interior's Standards for Rehabilitation. Additionally, the building's envelope was rehabilitated consistent with the historic appearance of the building and sensitive to its character through the introduction of industrial sash replica windows and wood service doors at the Pleasant Street elevation of the garage. On the interior, masonry walls, concrete floors, and the steel roof trusses of the garage and the rear block were left exposed.

The next nomination presented was for the **Cove Street Historic District**, in the **Town of Duxbury**. The applicant is the Town of Duxbury Historical Commission; Wendy Frontiero was the historic preservation consultant for the town on this nomination, and Wendy will present it. Ms. Friedberg noted that MHC received one letter of objection for the nomination.

The Cove Street District is a small, well-preserved neighborhood of residential buildings in North Duxbury, near the mouth of the Bluefish River and adjacent to the Old Shipbuilders National Register District, which was listed in 1986. The district comprises 13 houses and several garages and barns, mostly built in the second quarter of the 19th century for working class families in the shipbuilding industry.

The Cove Street District is significant in the areas of architecture and community planning and development. It retains integrity of location, design, setting, materials, workmanship, feeling, and association, and meets Criteria A and C of the National Register on the local level.

Historically, the District represents an important period in the evolution of Duxbury, from its prominence in the shipbuilding industry to its transformation into a summer resort and commuter suburb. Its major period of development occurred at the peak of the shipbuilding industry in the late 1820s and 1830s.

Architecturally, the District retains modest but well-crafted examples of vernacular Federal, Greek Revival, and Italianate houses, forming a remarkably cohesive streetscape with similar lot sizes, setbacks, building scale, forms, composition, and materials.

Duxbury's shipbuilding industry thrived from the early 18th through mid 19th centuries, and catalyzed an intense period of development in the town between 1780 and 1840. Many of the ship captains and owners lived in what is now the Old Shipbuilder's District, along Washington Street to the south of Cove Street. Proximity to the waterfront led to the development of the Cove Street District for workers' housing around 1830, when two large landholders died and their properties were subdivided.

Early occupants were chiefly occupied in trades related to the shipbuilding industry. Late 19th century occupations were more diverse, including farmers, shoemakers, laborers, railroad employees, and service workers catering to the summer people who arrived with the railroad in 1871. By the early 20th century, some of the Cove Street houses were used as modest vacation homes for middle-class businessmen. One of these, 36 Cove Street, was remodelled in the 1920s by the firm of Howe, Manning & Almy, one of the first architectural firms in Boston founded by women. During the second quarter of the 20th century, a few of the Cove Street dwellings were used as staff housing for the larger, nearby summer estates on Powder Point.

Well preserved and well maintained, the Cove Street District is nominated at the request of the Duxbury Historical Commission, as part of its long-term, systematic program to survey and recognize significant cultural resources throughout the town.

The next nomination presented was for the **South Hadley Congregational Church in South Hadley**. The applicant is the Congregation of the South Hadley Congregational Church; Pioneer Valley Planning Commission was the preservation consultant for the church, and Shannon Walsh of PVPC will present the nomination.

The First Congregational Church building faces the town common. It is bordered by College Street, Park Street, and Church Street and is adjacent to the Mount Holyoke College Campus, founded as the Mount Holyoke Female Seminary in 1837.

It is a late 19th century Romanesque Revival ecclesiastical building. It has a brick, sandstone, and wood exterior, and a slate roof with copper trim. This building has complex massing, a four-story, pyramidal, hipped roof bell tower, and three large rose windows. Around the mid-20th century, a rear addition was completed, as well as structural and design alterations to the sanctuary. An exterior groin vault was also added on the rear elevation. An elevator connector addition was completed around the year 2000.

This is the fifth building connected to this congregation and the fourth on this property. The congregation's first documented gathering was in 1733 at the newly constructed Meeting House, near the location of the current building. In 1761, a second building was constructed on the current site this building was torn down to construct a third building in 1844. The third building was destroyed by an 1875 fire and a fourth building was constructed by 1876. In 1894, the fourth building was also destroyed by a fire.

The current building was completed in 1895 and designed by Boston-based architect Henry Preston. He was a South Hadley native and a former congregant. The construction was by the Thorpe Brothers of Holyoke. Other Preston-designed buildings, currently listed on the National Register, include the 1880 Gothic Revival Saxonville Methodist Church in Framingham, the 1880 High Victorian Gothic Lynn Young Men's Christian Association, and the 1908 Classical Revival-style C.M. Whittlesey Building in Chelsea.

The interior sanctuary was planned to seat approximately 700 people. Today it retains its Indiana Ash pews, plaster walls, stained glass arched windows, and large rose windows.

This building meets National Register Criterion C for Architecture as it retains character-defining architectural features, details, materials, craftsmanship, and setting, to convey its significance and integrity as a strong example of a late 19th century Romanesque Revival style church with later, compatible additions.

This building also meets National Register Criterion A under Community Planning and Development. The congregation dates back to the first 18th century meeting house in the newly formed South Precinct of Hadley and, by the late 19th century, when the current building was constructed, it was the only church in this part of the village.

The sanctuary's amphitheater-style seating was designed to accommodate shared use with Mount Holyoke College and the South Hadley community.

It also meets Criterion A under Social History as the church has continuously served as a local religious and social meeting place in the center of South Hadley, and its members and leaders have been connected to the community and regional social history since the 1800s.

Parishioner Mary Lyons founded Mt. Holyoke Female Seminary in 1837 with the support of First Congregational Church Reverend Joseph Condit. Her bible has been saved twice from fires to previous buildings and remains at the church to this day.

Congregant Elizabeth Storrs Mead, wife of previous parish minister Hiram Mead, served as the first president of the newly chartered Mount Holyoke College from 1890-1900.

This building additionally meets Criterion A under Religion. The history of this congregation is representative of an early New England Congregational Church and is related to the 1648 Cambridge Platform. This church is also related to Reverend Jonathan Edwards of Northampton, proponent of the First Great Awakening.

The congregation was involved in the 19th century missionary movement and formed the Hampshire Missionary Society in the early 1800s. A Sunday School program was founded in 1819 and is still operational today. This church has also followed the broad pattern of development of many early Congregational Churches in becoming a part of the United Church of Christ.

Alterations to the building include a 1956 rear addition by Alderman & MacNeish of West Springfield. In 1961 structural and design alterations to the sanctuary and an exterior groin vault on the rear façade were also designed by Alderman & MacNeish. A 1999 elevator connector addition was designed by Stephen Jablonski of Jablonski Devriese Architects of Springfield.

Today this building continues to serve in its historic use as a religious and community space. There is ongoing preservation work to maintain and restore the building in accordance with the Secretary of the Interior's Standards.

The next nomination presented was for the **St. James Apartments** in **Springfield**. The applicant is Jeff Oldenburg, Saint James Commons Associates; Epsilon Associates is preservation consultant for the property owner, and Geoff Melhuish of Epsilon will present the nomination.

The St James Apartments is in the Old Hill section of Springfield in Hampden County. The Classical Revival-style brick building was erected in 1902 responding to a demand for more housing. By the end of the nineteenth century, Springfield was home to over 500 companies producing items such as railroad cars, lawnmowers, and textiles, and representing ten percent of the overall production for the state. Development spread outward from the city center along main travel routes like State Street. The nearby Springfield Armory was a major employer. With the industrial boom came the demand for more housing, and existing single- and two-family buildings were being replaced with apartment blocks like the St James Apartments.

The St. James Apartments is a well-preserved example of an early twentieth century Classical Revival-style apartment building. Designed by architect William B. Reid, it was developed by Joseph Laliberte as an investment property. The St. James meets Criterion A for its association with the wave of immigrants settling in Springfield in the early years of the twentieth century and for its association with Springfield's building boom during the same period. The St. James meets Criterion C as an example of a Classical Revival-style apartment building. The period of significance begins in 1902 with construction of the building and it ends in 1969.

Architect William Bell Reid (1865-1929), designer of the St. James, was born in Blair, Canada, to parents of Scottish descent. He immigrated with his family to the United States in 1870, settling in Holyoke. Reid is credited with designing numerous residential and commercial buildings in the Springfield area, often in the Queen Anne, Classical Revival or Renaissance Revival styles.

Joseph Darius Laliberte, builder and developer (1861-1921), was born in St. Cesaire, Canada, to parents of French-Canadian descent. He immigrated with his family as a boy to the United States in 1872, residing in Holyoke, Massachusetts. He began a career in construction, and established Laliberte Brothers with his brother, Arthur. The company acquired and developed dozens of properties in Holyoke, Springfield, and West Springfield in the 1890s through the 1920s, including commercial and residential buildings.

For the St James Apartments, Reid and Laliberte utilized a U-shaped footprint with a rear courtyard surrounded by porches with rear entries to units. The building has two principal

elevations (north and west), which have buff brick and cast stone, while the secondary elevations have red brick and brownstone. The principal elevation's entrances feature decorative entry porticos with heavy scrolled brackets. The entablature at the entrances features a swan's-neck pediment. Recessed between the broken scroll of the swan neck is an oval shield, which is flanked by cornucopias. The principal elevations also feature a pressed metal cornice.

The secondary elevations more typify a late 19th century building, with red brick and brownstone window sills. The south elevation also includes the entrance to the rear courtyard area, with a 1980s elevator tower addition and porches at each floor leading to the rear entrances at the residential units. On the interior the building retains its wood balustrade, modified to meet code requirements and has 26 affordable housing units. In 2018 the building underwent rehabilitations using state and federal historic tax credits, including replacement of windows and doors as well as refurbishment of 26 affordable housing units.

The next nomination presented was for the **Wigglesworth Apartments in Springfield**. The applicant is Jeff Oldenburg, developer; Epsilon Associates is preservation consultant for the developer, and Geoff Melhuish of Epsilon will present the nomination.

The Wigglesworth Building is in the Old Hill section of Springfield in Hampden County. Constructed in 1917 the building was designed by architect Lyman Howes and built by Austin C. Wigglesworth as an investment property. The development of apartment buildings within the city of Springfield at the turn of the twentieth century exemplifies a major shift in the architectural character of the city, which up until the 1890s largely consisted of wood frame residences, including multi-family tenements. This shift is directly associated with increased employment, which precipitated a population increase and the expansion of the street car system. Large masonry apartment buildings rose in all Springfield neighborhoods and had a profound effect on the streetscape. The transition from wood frame tenements to masonry apartment blocks was largely due to concerns for fire safety and ultimately required as part of the adoption of the Building Code in Springfield in 1910.

The Wigglesworth Building meets Criterion A, reflecting Springfield's rapid residential growth in the early years of the twentieth century and for its association with the new phase of residential development. The Wigglesworth Building meets Criterion C as an example of a Classical Revival-style apartment building. The period of significance begins in 1917 with construction of the building. It ends in 1969, or fifty years from the present.

The designer of the Wigglesworth Building, architect Lyman Howes, was a Massachusetts native who lived in Holyoke with his family. Howes is credited with designing several Classical Revival-style apartment blocks in South Hadley as well as apartment and commercial buildings in Holyoke and Springfield in the 1920s. Among his notable works was the 1920 Junior Achievement Hall at the Eastern States Exhibition, now known as the "Big E," in West Springfield.

The owner and developer, Austin Charles Wigglesworth, was born in Naugatuck, Connecticut. By 1913, Wigglesworth had settled in Springfield. Wigglesworth is reported to have built a paper mill for the Strathmore Paper Company, as well as the offices and car barn for the Holyoke

Street Railway Company. In 1915 he established his own general contracting business. The Wigglesworth Building is his only known large apartment block. The rest of his known work consists of single-family homes in Longmeadow.

The Wigglesworth Building is a well-preserved, representative example of the Classical Revival style in Springfield. Howes typically used brick and cast stone to provide contrast and detail for the Classical Revival-style buildings. Its principal façades, facing Oak and Lillian Streets, are ornamented with cast-stone elements, including quoining, trim, and accentuated entrances typical of the Classical Revival style. Anchoring the corner of the building is a tower with a bold concave cornice decorated with lancet arches.

Rather than a simple rectangular building, Howes designed the U-shaped Wigglesworth Building so that the elevations had varying planes, providing maximum light and ventilation for the residential units. In 2018 the building underwent rehabilitation using state and federal historic tax credits, including replacement of windows and doors as well as refurbishment of 16 affordable housing units.

The next nomination presented was for the **Jonathan Keyes House in Westford**. The applicants are Simon W. Andrews and Anne H. Mason, property owners; Jenn Doherty was the preservation consultant who wrote the nomination, and Jenn will present the nomination.

The house stands on a 1.45-acre lot in a rural area that has seen recent subdivision development.

Westford was established as the western district of Chelmsford. Francis Hill is likely named for Frances Keyes, the wife of Solomon Keyes, who is believed to have moved to the area in the mid 17th century.

Although the Jonathan Keyes, Sr., House has historically been dated to the mid 17th century, interior investigation and a dendrochronology study dated the house to later members of the Keyes family in the mid 18th century. The family owned the house until the late 19th century.

The house was constructed as a saltbox house, likely by Jonathan Keyes, Sr., around the time of his 1746 marriage to Elizabeth Fletcher. The lean-to was raised to a full story in the 1810s, likely by Jonathan Keyes, Jr.

The house has a hall-and-parlor layout on both the first and second stories with a narrower rank of rooms at the rear in the lean-to space. The house features Georgian and Federal-style finishes in most of the rooms.

The house's frame is cased, with gunstock posts visible on the second floor. These include a post in the rear pile that identifies the former lean-to space.

Evidence of the raised roof is visible in the attic. This includes scarring on the chimney and lower rafters still in situ.

The Keyes family was very large and active in Westford community affairs. Most of the residents of the Keyes House farmed the property, and deeds make reference to apple trees on the property, a feature of Westford and the surrounding area.

By the mid-19th century the Keyes House was owned by Solomon Keyes's great-great-great grandson Trueworthy Keyes. A brief article in the *Lowell Sun* about the settling of Trueworthy Keyes' estate in 1871 noted that it was "enough to stock a respectable antiquarian society's museum," likely due to Keyes House's long period of single-family ownership.

The property was subdivided in the late 19th century by Trueworthy Keyes's daughters and sold out of the Keyes family.

The house had several owners in the 20th century, but many continued to farm the property.

After a period of neglect, the house was acquired by the Gilbert family in 1993. They undertook significant work on the building, to rehabilitate it to its current state.

They stabilized the building while retaining much of its historic late 18th and early 19th century finish, and they also constructed a small barn north of the house, on the site of previous outbuildings. The property was sold to the present owners in 2017

This concluded the presentation of the March National Register nominations. Chairman Rosenberry thanked the presenters and Ms. Friedberg. He asked whether any commissioners needed to recuse themselves from voting on any of the nominations. Hearing no recusals, the chairman called for a MOTION to accept the MHC staff recommendation that the nomination for the **Nathan Warnick Apartments at 57 Bicknell Street in Boston** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Crowley. Chairman Rosenberry 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 **New England Telephone & Telegraph Building in Brockton** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Avenia and SECONDED by Commissioner Wilson. Chairman Rosenberry called for questions or comments from the commission. The chairman recognized Commissioner Dewitt, who said he is troubled by the nomination and he probably will abstain. He said that there are a number of problems with it. Calling the building Classical Revival is questionable at best. He said that we have three apartment buildings that are Tax Act projects, and which are affordable housing (which this isn't, just for the record, although they needn't be). He said that the phone company was famous for building buildings of a high quality, often to make them fit into neighborhoods where a somewhat industrial building wouldn't necessarily fit (that obviously isn't true here). He said that he doesn't see anything in the building that comes to National Register quality; if it were in a district, it might be one of those buildings that could be included in a district, but on its own, he just can't see it. And he said he was frankly bothered by what he saw as something of a

misapplication of Tax Act for a project where the money might be better spent somewhere else. The chairman called for any other questions or comments from the commission. Hearing none, he called for questions or comments from members of the public. Hearing none, he moved the motion. The MOTION failed, with Commissioner DeWitt abstaining from voting on the New England Telephone & Telegraph Building in Brockton, and ten nays from Commissioners McDowell, Pride, Wilson, Crissman, Sullivan, Friary, Kleespies, Avenia, Field, and Crowley.

The Chair called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for **Cove Street Historic District in Duxbury** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner Kleespies. Chairman Rosenberry called for questions or comments from the commission. The chairman recognized Commissioner Pride, who said she would like more information on the letter of opposition. Chairman Rosenberry next recognized Betsy Friedberg, who explained that the owner of one of the properties wrote a letter of her concerns about the National Register, all based in misunderstandings of what it means to be listed in the National Register, saying she couldn't afford to be compelled to maintain the property in a particular way. We wrote back and explained what it means to be listed in the National Register and invited her to call us to discuss her concerns further. She said that we have not heard from her. 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.

Chairman Rosenberry called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **South Hadley Congregational Church in South Hadley** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Field. Chairman Rosenberry 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 **Saint James Apartments in Springfield** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Wilson. Chairman Rosenberry 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 **Wigglesworth Apartments in Springfield** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Avenia and SECONDED by Commissioner Sullivan. Chairman Rosenberry called for questions or comments from the commission. The chairman recognized Commissioner McDowell, who said both buildings were abandoned for over 20 years until Springfield took them back and they were just reopened in the past few years, and now they are fully occupied, and were beautifully done. 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 **Jonathan Keyes Sr. House in Westford** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Pride and SECONDED by Commissioner Kleespies. Chairman Rosenberry 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.

Chairman Rosenberry then turned to the next item on the agenda, the discussion and vote on **FY19 Survey and Planning Grant awards**, first calling for any recusals. Hearing none, he turned the meeting over to Director of Preservation Planning Division, Michael Steinitz.

Mr. Steinitz thanked the sub-committee of commissioners Dewitt, Friary and McDowell for reviewing the project applications and meeting with the MHC staff to review the applications the morning of March 13. He noted that MHC annually awards grants through the Survey and Planning Grant Program, which is its means of providing funding for preservation planning projects in communities in Massachusetts – historic properties surveys, National Register nominations, planning studies and reports, preservation planning staff support, and other sorts of planning and public education activities. It is a 50/50 matching reimbursement grant program. At its December meeting the Commission voted to invite 22 projects to submit full applications. Under the requirements of our federal funding agreement with the National Park Service, MHC must pass through a minimum of 10% of its federal funding award to Certified Local Governments, which for this grant round comes to approximately \$97,600. As we noted in December this grant round was open only to both Certified Local Government (CLG) and non-CLG applicants.

Mr. Steinitz then turned the meeting over to Commissioner McDowell, who gave the following summary of the subcommittee findings:

Commissioner McDowell stated that the subcommittee concurs with the staff recommendation to award all 7 of the Certified Local Government applications for a total award of \$107,000. He noted for example the Grafton application to revisit survey work after 30 years and technical assistance to Boston for the Highland Park district study report, a large project. Regarding the non-CLG applications, he noted that the subcommittee is not recommending 4 applications – from Acton, Amherst, Dracut and Lynnfield – and that staff would follow up with these communities to help them improve their applications in the next round. There was one archaeological project recommended from North Attleborough, which was good to see a project in this category. Commissioner McDowell concluded by noting that the 9 recommended non-CLG awards total \$106,500 almost matching the CLG category awards and making a total award recommendation of \$213,500.

Chairman Rosenberry then began the voting process for awarding CLG projects, calling for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$30,000 to the Boston Landmarks Commission for the **Technical Support for the Highland Park Architectural Conservation District Study Report**. A MOTION TO ACCEPT was made by Commissioner Sullivan 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 a Survey and Planning grant in the amount of \$10,000 to the City of Framingham for the **South Framingham Historic Resources Survey Phase II**. A MOTION TO ACCEPT was made by Commissioner Field and SECONDED by Commissioner Avenia. 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 a Survey and Planning grant in the amount of \$15,000 to the Grafton Historical Commission for the **Historic Architectural and Landscape Resources Inventory Update**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner McDowell. 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 a Survey and Planning grant in the amount of \$10,000 to the City of Holyoke for the **Main Street Corridor Survey**. A MOTION TO ACCEPT was made by Commissioner McDowell 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 a Survey and Planning grant in the amount of \$15,000 to the Lexington Historical Commission for the **Town Inventory of Earliest (European) Cultural Heritage (17th & 18 c)**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Avenia. 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 a Survey and Planning grant in the amount of \$15,000 to the Marblehead Historical Commission for the **Clifton Heights Neighborhood Survey**. A MOTION TO ACCEPT was made by Commissioner Kleespies and SECONDED by Commissioner Friary. 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 a Survey and Planning grant in the amount of \$12,000 to the City of New Bedford for the **New**

Bedford Waterfront Neighborhoods Historic Resources Survey. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner McDowell. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry, turning to the non-CLG projects, called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$10,000 to the Town of Barnstable for the **Prioritized Historic Resources Survey Update.** A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner Field. 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 a Survey and Planning grant in the amount of \$15,000 to the City of Beverly for the **Beverly Historic Preservation Plan.** A MOTION TO ACCEPT was made by Commissioner Sullivan 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 a Survey and Planning grant in the amount of \$10,000 to the Dartmouth Historical Commission for the **Documentation of Historic Buildings (Form B Inventory Updates).** A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Avenia. 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 a Survey and Planning grant in the amount of \$15,000 to the Hanover Historical Commission for the **Communitywide Historic Resources Survey Update, Phase II.** A MOTION TO ACCEPT was made by Commissioner Kleespies and SECONDED by Commissioner Field. 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 a Survey and Planning grant in the amount of \$10,000 to the Longmeadow Historical Commission for the **Longmeadow Pre-1901 Structures Inventory.** A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner McDowell. 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 a Survey and Planning grant in the amount of \$6,500 to the Medway Evergreen Cemetery National Register Nomination for the **Medway Evergreen Cemetery National Register Nomination.** A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Field. 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 a Survey and Planning grant in the amount of \$12,500 to the North Attleborough for the **North Attleborough Archaeological Reconnaissance Survey Street**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Friary. 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 a Survey and Planning grant in the amount of \$12,500 to the West Newbury Historical Commission for the **Historic Properties Survey – Part II**. A MOTION TO ACCEPT was made by Commissioner Avenia 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 a Survey and Planning grant in the amount of \$15,000 to the Winchester Historical Commission for the **North End Neighborhood Survey**. A MOTION TO ACCEPT was made by Commissioner Pride 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.

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 that the Preservation Award applications will be voted on at the April 10, 2019 commission meeting. She asked, through Chairman Rosenberry, for volunteers to serve on the subcommittee, which will meet in the morning before the April 10th meeting. Commissioners DeWitt, McDowell, and Kleespies volunteered. The Chairman thanked the commissioners for volunteering.

Ms. Simon next reported that the new issue of the State Register of Historic Places 2018 has now been published by MHC. The cover photo is of The Fisher Hill Reservoir and Gatehouse in Brookline and copies are available to all Commissioners. The State Register of Historic Places is published every year and designation listings are also updated in MACRIS online with the latest listings in each community in the state.

Finally, Ms. Simon gave an update on the FY19 federal budget for MHC. The National Park Service announced the amount of federal funding for each state. Massachusetts will receive an increase of 1.6 percent over last year and the total amount allocated will be \$975,309.00. She said the MHC is waiting for the National Park Service to review and approve MHC's End of the Year report, which was submitted to them mid-December. She noted that once the National Park Service approves MHC's End of the Year report, then MHC is required to submit an annual work program for this federal fiscal year 2020. Once it is approved by the National Park Service then MHC will receive the federal funding allocation.

This completed the Executive Director's report.

Hearing no further discussion, Chair Rosenberry called for any new business. Hearing none, he called for a MOTION to adjourn. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Crissman. The meeting adjourned at 2:19 pm.

Commissioners Present

John Rosenberry
Charles Sullivan
Dennis DeWitt
Donald Friary
Jim Crissman
Cy Field
Anne Pride
Michael McDowell
Mark Wilson
Galvin Kleespies
Caitlin Emery Avenia
Susanna Selby Crowley

Staff Present

Brona Simon
Betsy Friedberg
Nancy Maida
Chris Skelly
Michael Steinitz
Peter Stott
Tracey Fortier
Elizabeth Sherva
Shari Perry-Wallace
Ben Haley
Shirley Brown
Edie Clifford
Linda Santoro
Paul Holtz

A TRUE COPY ATTEST

Respectfully submitted,
Shirley Brown

