

STONEHAM HISTORICAL COMMISSION

November 1, 2004 - Meeting Minutes
Public Library

Present: David Armato, Rosemarie McDonald, Stephen Rotondi, Marcia Wengen, Matthew Whooley,

Excused: Margaret O'Keefe

Absent: Christopher Willard

Guest: Elsa Fitzgerald, PreservatiON Mass

Mr. Rotondi called the meeting to order at 7:00 PM. The following business was transacted:

1. Reports: It was moved, seconded and voted to approve the minutes of October 6, 2004. Mr. Rotondi reported no change to the Treasurer's report showing a balance \$380.46 as of Oct. 6, 2004.
2. Book Donation: Three books were donated to the Junior Room Library: Great Buildings Stories of the Past by Peter Kent, The New Deal and The Great Depression by Lisa A. Wroble, Desert Storm-The First Persian Gulf War by Debra McArthur. Both Mary Todd and Theresa Maturevich accepted the books with thanks to the Commission.
3. Elsa Fitzgerald, Consultant for PreservatiON Mass and retired Assistant Director with the Mass Historical Commission (MHC), provided an overview on various preservation topics. She brought a number of relevant publications published by the National Park Service, PreservatiON Mass and the Mass Historical Commission. She urged the Commission to think about joining PreservatiON Mass because of its outreach, advocacy and lobbying efforts that complement the MHC.
4. Preservation tools available to us include:
 - Community Preservation Act (a minimum of 10% of the matching funds must be used for preservation)
 - Massachusetts Preservation Projects Fund (MPPF provides matching grants for municipal and nonprofits; no private residences; the rules recently changed regarding labor unions thus making the bidding process more complicated)
 - Demolition Delay Ordinance (length of time varies by community; average 6-12 months delay to study alternatives to demolition)
 - Local Historical Districts (established under M.G.L. Chapter 40C; governed by a Historic District Commission and local regulations to prevent inappropriate exterior alterations visible from a public way; a National Register Historic District can also have LHD status)

- MHC Historical Preservation Listserve (masshistpres-request@cs.umb.edu) is a resource for sharing information, ideas, questions and experiences related to historic preservation in Massachusetts)
 - Preservation Restrictions/Easements (governed by M.G.L. Chapter 184, Sections 31-33 to protect historic and archaeological properties from changes that may be inappropriate. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.)
 - Federal tax incentive program (allows owners of National Register buildings in commercial, industrial, or rental residential uses to qualify for a 20 percent Investment Tax Credit, in effect a 20 percent rebate, based on rehabilitation costs; there is also a state program for preservation tax credits)
 - Historic Preservation Plan (goal of a plan is to identify the town's historic resources, evaluate them for historical significance, and make plans to protect them; Elsa loaned us Medfield's Historic Preservation Plan as a model)
 - Historic Properties Inventory (MACRIS database is available on-line and includes historic properties in Stoneham, some of which are listed on both the State and National Registers; Elsa recommended giving a copy to the Building Inspector)
5. Love's Furniture: Letter to Joe Cunningham is still in draft status.
 6. Tudor Barn: No agreement was reached regarding the question of whether the HC should respond to the MHC letter. The DCR has \$88,000 from MWRA for renovate the barn. Marcia will research the question of how much additional money is needed to complete the project.
 7. 357 William Street: The Williams-Linscott house was demolished on Monday October 25th. Mr. Santullo, the owner, voided the check for \$1,000 from the salvager and asked that John Isgur write a new check to the Historical Commission. Marcia will investigate questions concerning the set-up of a donation account with Town Administrator, Ron Florino and report back to the members. Rosemarie recommended that the members discuss the purposes/projects for which the money can be used and document them in a set of internal guidelines.
 8. 39 Elm Street: Dan Shields, owner of 18th and 19th Recycling, states that he has a written agreement with Mr. Melkonian to deconstruct the building and salvage the 1776 frame. The asbestos will be removed during November and Dan Shields expects to begin by mid-December. Mr. Melkonian has agreed to the dates.

The meeting ended at 8:57 PM

Respectfully submitted, Marcia M. Wengen, Secretary