

Approved 2-14-24

WINCHENDON TOWN CLERK
RCUD FEB 15 2024 AM9:05

Winchendon Historic Commission

Minutes
Regular Meeting
Wednesday, January 10, 2024
Via Remote Participation

Members Present: James McCrohon, Guy Corbosiero, Mary Harrington, Jenelle Sroczynski

Members Absent: Yvonne Harrington

Others Present:

Meeting called to order: 4:05p.m.

Minutes:

Motion to approve minutes of the December 13, 2023 regular meeting with corrections, Corbosiero/McCrohon, 4-0 Approved by roll call vote @ 4:09 pm.

Announcements: Chairwoman Harrington has sent an email to be distributed to Commission members outlining her short and long term goals. Ms. Sroczynski will forward to members. She is still interested in creating and funding a part-time position to act as a liaison between the commission, town and public. The overall objective is to have the commission function appropriately as outlined by Mass General law, charter, and bylaws.

Member Comments:

Ms. Sroczynski stated it is budget season at town hall. If the Commission would like to see an increase in their annual budget or secure funds for a part time position, it would be a good idea to speak to Town Manager McKinney in short order. Ms. Sroczynski also mentioned Robinson-Broadhurst being a good place to start regarding grant funds. The next grant cycle is due November 2024.

Mr. Corbosiero is in agreement to ask Mr. McKinney for an increase. He also mentioned the annual report is due in February. The Commission has not submitted a report in several years. Ms. Harrington to write report and submit.

Mr. McCrohon has taken an inventory of a few houses in town that may qualify for Mass Historic grant monies for repairs. He is interested in helping home owners repair and restore their historic homes. Mr. McCrohon has forwarded pictures for the Commission

to review. He also has inspected the columns on the Old Centre Church. He feels the square bases of the columns are not period correct. There was discussion on the steeple replacement and other church repairs. Ms. Sroczynski mentioned that the Winchendon History and Cultural Center own the church, and discussions regarding possible renovations and/or repairs should be discussed with their Board as well.

Public Comments:

None were heard.

Old Business:

No updates

New Business:

No updates

Next scheduled meeting-Scheduled for February 14, 2024 at 4pm.

Adjournment: *Motion to adjourn Harrington/Corbosiero, 4-0 Approved by roll call vote @ 4:43pm.*

Meeting Adjourned at 4:44pm.

Respectfully submitted by:
Jenelle Sroczynski
Board Secretary

Minutes Approved By:

Preserving and Maintaining Historic Buildings

Preserving and maintaining historic buildings involves a variety of treatments aimed at protecting their cultural and architectural significance while ensuring their longevity. The specific approach will depend on factors such as the building's age, materials, historical significance and desired use. Below are listed some treatment headings with a brief description of what is involved in each process.

Restoration: Objective: Return the building to its original appearance and function.
Method: Repair or replace damaged or deteriorated features using materials and techniques that match the original.

Rehabilitation:

Objective: Adapt the building to contemporary use while retaining its historic character.
Methods: These may or may not involve updating systems, adding modern amenities, and/or altering non-original elements. Preserve key historic features.

Preservation:

Objective: Maintain the building in its current state and prevent further deterioration.
Methods: Focus on stabilization, maintenance and non-intrusive repairs to ensure the longevity of the structure without significant alterations.

Practical Treatments for Historic Buildings (open book quiz)

Preservation, Restoration and Rehabilitation

Q: What are the three main approaches to the treatment of historic buildings? How do they differ?

Further discussion: Provide a real life example for each approach, such as a building that underwent preservation efforts, one that went through restoration and one that was rehabilitated.

Adaptive Reuse and Retrofitting

Q: How do adaptive reuse and sensitive retrofitting contribute to the sustainable preservation of historic buildings?

Further discussion: Share some examples of buildings that have successfully undergone adaptive reuse, and mention specific retrofitting measures that were employed.

Secretary of the Interior's Standards

Q: What is the significance of the secretary of the interiors standard for the treatment of historic properties? How do these influence decision-making?

Further discussion: Identify an historic building where the standards were applied. Discuss the specific treatments that were in line with these guidelines.

Community Engagement in Preservation

Q: Why is community engagement crucial in the preservation of historic buildings? How can it impact decision-making?

Further discussion: Provide instances where community input influence preservation projects negatively or positively.

Managing Intrusive Structures Near But Not Within an Historic District

Managing Intrusive Structures near but not within an historic district involves a combination of planning, zoning regulations, community engagement, and possibly legal measures. Here are steps to consider:

Zoning Regulations:

- Review and update zoning regulations to establish clear guidelines for construction and development in the vicinity of the historic district.

- Implement setback requirements to maintain a visual buffer between historic assets and new development.

- Consider establishing design guidelines for new construction to ensure compatibility with the character of the historic district.

Land Use Planning:

- Develop a comprehensive land use plan that considers the historical context and character of the land surrounding the historic district.

- Designate areas for specific land uses to guide development and preserve the historic landscape.

Architectural Review Board:

- Establish an architectural review board to evaluate proposed development and alteration near the district.

- Empower the ARB (Architectural Review Board) to review and approve plans based on the compatibility with the historic district context.

Preservation Easements:

- Encourage property owners to voluntarily place preservation easements on their properties. Limiting certain types of development can play an important role in preserving historic character.

View-shed Protection:

- Identify key view-sheds from the historic district and implement regulations to protect these views from intrusive structures.

Incentives for Sensitive Development:

- Incentivize property owners and developers to design and build structures that are sensitive to the historic character of the area.

Height and Massing Limits:

- Implement restrictions on the height and massing of new structures to prevent new construction from overpowering and overshadowing the historic district.

Legal Protections:

- Explore legal measures to protect the visual integrity of the historic district, such as instituting local bylaws that specifically address visual intrusions.

Overlay Zones:

- Consider establishing overlay zones that apply additional regulations or design guidelines specifically to the areas surrounding the historic district.

Collaboration with Planning Departments:

- Collaborate with local planning departments to ensure that new developments undergo a thorough review process that considers their impact on the historic character of the area.

Review and Adjust on a Regular Basis:

- Periodically review and adjust zoning regulations and planning strategies to adapt to changing community needs and development trends.