

Meeting at the Weston Police Station

Members Present: Alan Fobes, Alicia Primer, Henry Stone, Al Aydelott, Phyllis Halpern

Others Present: Neil Levitt (PBC), Laurie Bent (BoS), Adrienne Giske (Friends of JST), Paul Penfield (RTAC), David Fixler (CSLHD), Rick Conrad (Wayland HC), Elisa Scola (Wayland HC), Morty Isaacson (Waltham HC), Dianna Warren (Sudbury HC), Christopher Hagger (Sudbury HC), Diana Cebra (Sudbury HC), Marjorie Katz (Sudbury HC)

Presentation by **Eric Dray**, Historic Preservation Consultant

Preservation Foundation: The Secretary of the Interior's Standards for Treatment of Historic Properties**With Guidelines for Preserving, Rehabilitation, Restoring and Reconstructing Historic Buildings**

There are 4 treatment options:

1. **Preservation**: Sustain the existing form, integrity, and materials of an historic property.
2. **Restoration**: Depict a property at a particular period of time in history, while removing evidence of other periods.
3. **Reconstruction**: Re-create vanished or non-surviving portions of a property for interpretive purposes.
4. **Rehabilitation**: Acknowledges the need to alter or add to an historic property to meet continuing or changing uses while retaining the property's historic character.

Where did the Rehabilitation Standard come from? In the 60's so much urban renewal, that we lost so much historic fabric that concerns led to:

1966 – National Historic Preservation Act passed

1. Create, maintain and expand the National Register of Historic Places – a country-wide standard
2. Administer a program of direct grants for the preservation of properties included in the National Register
3. Establish professional standards for the preservation of historic properties

1976 – Tax Reform Act passed – provided a federal tax credit for certified rehabilitation work for a building on the National Register.

1977 First version of Standards was adopted.

Why do you need to know about the Standards?

1. Weston adopted CPA which requires, with respect to historic resources, that "rehabilitation" shall comply with the Standards for Rehabilitation stated in the US SOIS – does a proposal conform to the standards?
2. Historic District Commissions use the Rehabilitation Standards as the basis for design review in LHDs
3. Preservation Restrictions – like a single building local historic district – need guidelines based on Standards.
4. You own an historic building and want to treat it right.

REHABILITATION STANDARDS**Standard 1. "New wine in an old bottle"**

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard 2. "Keep important features and spaces"

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard 3. "No fake history"

Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 4. "Keep significant layers"

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Standard 5. "Keep important materials, techniques"

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 6. "If can't preserve, replace-in-kind"

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Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Standard 7. "Clean carefully"

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard 8. "Rest in peace"

Archeologic resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standard 9. "The same but different"

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10. "Make it reversible"

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HOW TO BE AN EFFECTIVE HISTORICAL COMMISSION MEMBER

By Eric Dray

Top 11 Tips for HC Members

How to effectively reach appropriate decisions; how to ensure that the process by which you reach those decisions is fair; and how to behave and communicate effectively with the public.

1. Follow the Rules of the Game
 - Know your bylaws (e.g. Demo Delay, CPC, Planning Board reviews)
2. Know your Jurisdiction
 - Stay within your jurisdictional boundaries
3. Treat people the same
 - What's good for the goose...
4. Spare the Rod
 - Enforcement builds credibility
5. People have a Right to be Heard
 - Public meetings and hearings are governed by Open Meeting Law – see AG site www.mass.gov/ago/government-resources/open-meeting-law/
6. Watch for Conflicts of Interest
 - When you have questions, contact Town Clerk, Town Counsel, and/or State Ethics Commission (617)371-9500 & ask for Attorney of the Day
7. Beware of Ex Parte Contact
 - No business at cocktail party
8. Keep a Record
 - "While minutes must include a summary of the discussion on each subject, a transcript is not required." (from AG office Open Meeting Law PDF)
9. Decorum Matters
 - Remember what it's like to be on the other side of the table.

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10. Educate, Educate, Educate

- The more people know about architecture and history, the more they care.

11. Disclaimer

- Remember that all matters with potential legal consequences – including all the issues covered in this presentation – should be carefully vetted with your own legal counsel before any action is taken.

Adjournment: Meeting adjourned 9:20 p.m.

(Submitted by P Halpern)