

**AMHERST HISTORICAL COMMISSION  
MEETING MINUTES**

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**Members Present:** Jane Wald, Bob Romer, Steve Bloom, Laura Lovett, Janet Marquardt  
**Staff Present:** Rob Morra, Building Commissioner, Brandon Toponce, Amherst Historical  
Commission Staff Representative  
**Meeting Date:** January 22, 2018  
**Time Started:** 5:30 PM  
**Time Ended:** 7:45 PM

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**MINUTES**

Minutes of the December 11, 2017 meeting were reviewed. Mr. Romer made a motion to approve the minutes and Mr. Bloom seconded the motion. The minutes passed 4-0.

**PUBLIC COMMENT**

No one from the public wished to speak

**AGENDA ITEMS**

**CPA Proposals**

**Project:** Amherst Community Farm, Ingram/Dickinson Farmhouse  
**Location:** 1089 North Pleasant Street  
**Petitioner:** Bruce Coldham

Mr. Coldham who represented Amherst Community Farm, stated in 2017, the group received funding for analyses of the farm house and this year they desire to request additional funding of \$130,000 for the repair of the farmhouse duplex. He acknowledged that last year the Historical Commission expressed an interest to see the barn itself be part of a restoration project. Mr. Coldham believed the barn was in very bad shape and needed to be completely repaired before it could be utilized. Although still in the plans for preservation, this year the funds will be focused toward the home. He explained that this was only a third of the funding and that the other amount would come from other grants, projects, fundraising efforts and donations.

Mr. Bloom asked the Petitioner what would happen if they did not receive the funding from the CPA, or from other funding resources. Mr. Coldham responded by explaining the organization is determined to receive the proper funding that is necessary and will go to the next plan until they find a way to accomplish the desired goal.

Ms. Wald asked if during the restoration process the architectural detail on the farm house would be retained. Mr. Coldham stated this was the intention and that all CPA funds were primarily for historic elements of the building to be restored and replaced, such as new siding, roofing, chimney repointing, exterior painting and other structural repair. He added that many of the important features would be retained and restored such as windows, new clapboard siding, carpentry repairs or replacements. The organization desires to retain the 1830s appearance by using low maintenance material.

Mr. Coldham explained how the house will have interpretive signs that will be located at the farm stand and would be paid for by a portion of the funds that were received in 2017.

David Tepfer, who farms the property mentioned that the research is ongoing and that he has become interested in the social aspect of the farm and how it fits within the community ecologically. He stated that he is also excited to offer the duplex as low income housing for farmhands.

Ms. Wald explained to the applicant that the CPAC would be meeting to determine the total amount given to each project and that the Commission only indorses and prioritizes specific projects for funding.

Ms. Marquardt asked the Chair if the Commission could rank each project into what they believed was the most important for CPA Funding. Ms. Wald agreed to this yet believed it would be better undertaken after each project was presented.

Ms. Wald mad a motion for the Commission to support the Amherst Farm duplex and to create a letter of endorsement on their behalf. Ms. Marquardt seconded the motion and it passed unanimously 5 to 0

**Project:** Textile Collection/New Boiler

**Location:** 67 Amity Street

**Petitioner:** Amherst Historical Society

Gigi Barnhill, who represents the Historical Society, indicated the boiler was very old and in very bad shape. She explained how the entire heating system is outdated, very insufficient and waists a large amount of oil. The group also believes it is unsafe to have two existing exhausts to be located in the same chimney. Everything except the oil tanks, which are still in good condition, would be replaced.

Mr. Romer asked if boiler replacements were allowed to be paid for by CPA funds.

Ms. Barnhill explained that before they chose this project they researched CPA projects to ensure this would be allowable. She added that if they receive the funding, they are hoping to begin work in the summer.

The commission did not have any further questions concerning the boiler and Ms. Barnhill went on to discuss the proposal relating to the textile preservation project.

Ms. Barnhill explained how over the years the museum has acquired a large number of textile products. She explained that with last year's CPA funds they were able to work with Lynn Basset to organize, preserve and audit all of the clothing. With additional funding this project will be completed. The Society desires to create a database of the clothing that is available to the public and to create the "Adopt a Dress" program that gives the public an opportunity to donate money to help preserve a specific item.

Ms. Lovett commented on the importance of this program and expressed her excitement to see the project at its completion.

Mr. Bloom made a motion for the Commission to support the Amherst Historical Society's proposal for a new boiler. Ms. Lovett seconded the motion and it passed unanimously 5 to 0

Ms. Lovett made a motion for the Commission to support the Amherst Historical Society's proposal for the textile project. Mr. Bloom seconded the motion and it passed unanimously 5 to 0

Ms. Wald thanked Ms. Barnhill for attending and then moved on to the Friends of the Amherst North Library who wanted to apply for the remodeling of a lower floor bathroom. Mr. Toponce, Staff representative stated that no additional information has been submitted and a discussion should be postponed until formal detail has been submitted.

The Commission chose to hold off on a discussion concerning the North Amherst Library.

### **Article 13, Demolition Delay**

Mr. Morra, Building Commissioner, presented the proposed changes created by Town Staff. The Board discussed each section and made alterations and comments. These changes were noted on the draft of Article 13 and would come back at the next meeting. The following is a summary of areas the Commission will still need to address:

- Significant alteration percentage
- The number of years a building should be in existence to require a building permit alteration review
- How notices to the applicant and abutters are mailed
- The maximum fine for violations to Section 13

### **Other Items**

The Commission choose Ms. Marquardt as the representative for the North Common Restoration Project, with Mr. Bloom being the alternate.

Ms. Wald suggested that with the late hour all further discussion on the CPA updates be moved to the next meeting. The Commission agreed this would be acceptable. Ms. Lovett also suggested that the next meeting be scheduled through email and moved to close the meeting.

Ms. Marquardt then suggested that before the meeting was closed if the group could quickly decide on a priority of the CPA proposals that were heard. After further discussion the following priority was established:

- Amherst Historical Society, Boiler
- Amherst Historical Society, Textiles
- Amherst Community Farm duplex
- North Library lower floor bathroom

The meeting was then adjourned at 7:45 PM