

Amherst Historical Commission
PUBLIC MEETING
October 5, 2010
Town Room, Town Hall
7:15 p.m.

Present: James Wald, Chair; Michael Hanke, Vice Chair; Gai Carpenter, Clerk; Lyle Denit, Lynda Faye, Anurag Sharma, Elizabeth Sharpe. Staff: Nathaniel Malloy, Associate Planner. Guests: Martha Lyon, David Ziomek, Scott Merzbach, Kerry Strayer, Judith Strayer

Mr. Wald called the meeting to order at 7:22p.m. There were no announcements. No minutes were presented for approval.

Martha Lyon, Landscape Architect, met with the Commission to discuss the West Cemetery ironwork restoration. She presented an outline of the scope of work that she will be doing, and the actual ironwork to be bid. Preliminary cost estimates for both fences and the town tomb approach \$60,000, which means that the project may need to be undertaken in two phases, with an additional request for CPA funding to complete all the projects. On Ms. Lyon's recommendation, Mr. Hanke moved that the bidding be conducted on a bid plus basis, to include the entire project, even if it has to be phased; Ms. Faye seconded, passed unanimously.

At 7:45 p.m. the Commission began the demolition delay deliberation continuing the process begun with the public hearing at the meeting of September 21. Ms. Faye recused herself and left the room. Mr. Wald explained the process and the current status of the hearing, the application, and the town's plans. Mr. Ziomek replied to questions from Mr. Sharma about the town's intent in filing the application, inquiring whether it was just to obtain an opinion or really intent to demolish. Mr. Ziomek explained that for various reasons it was both.

DDA2011-0004,-0005, and -0006 comprise 235 East Pleasant Street: a request to demolish one (1) c. 1830s vernacular Greek Revival farmhouse; one (1) c. 1850s barn; and one (1) c. 1950s barn. The Commission agreed that while each structure must be reviewed separately, the discussion of the delay should embrace all three structures together. The Commission proceeded to assess each structure under the rubrics of Chapter 13.

The farmhouse DDA2011-0004

	Y	N	
13.40		N	It is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register, or;

13.410	Historical Importance		The structure meets the criteria of historical importance if it:
13.4100	5	1	Has character, interest or value as part of the development, heritage or cultural characteristics of the town of Amherst, the Commonwealth of Massachusetts or the nation, or;
13.4101		6	Is the site of an historic event, or;
13.4102		6	Is identified with a person or group of persons who had some influence on society, or;
13.4103	1	4 1 abst	Exemplifies the cultural, political, economic, social or historic heritage of the community.
13.411	Architectural Importance		The structure meets the criteria of architectural importance if it:
13.4110		6	Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style, or;
13.4111	5	1 abst	Embodies those distinguishing characteristics of an architectural type, or;
13.4112		6	Is the work of an architect, master builder or craftsman whose individual work has influenced the development of the Town, or;
13.4113		6	Contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation.
13.412	Geographic Importance		The structure meets the criteria of geographic importance if:
13.4120		6	The site is part of, or related to, a square, park, or other distinctive area, or;
13.4121	6		The structure, as to its unique location or its physical characteristics, represents an established and familiar visual feature of the neighborhood, village center, or the community as a whole.

c. 1850s barn DDA2011-0005

	Y	N	
13.40		N	It is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register, or;
13.410	Historical Importance		The structure meets the criteria of historical importance if it:
13.4100	3	3	Has character, interest or value as part of the development, heritage or cultural characteristics of the town of Amherst, the Commonwealth of Massachusetts or the nation, or;
13.4101		6	Is the site of an historic event, or;
13.4102		6	Is identified with a person or group of persons who had some influence on society, or;
13.4103	5	1 abst	Exemplifies the cultural, political, economic, social or historic heritage of the community.
13.411	Architectural Importance		The structure meets the criteria of architectural importance if it:
13.4110		6	Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style, or;
13.4111	6		Embodies those distinguishing characteristics of an architectural type, or;
13.4112		6	Is the work of an architect, master builder or craftsman whose individual work has influenced the development of

13.4113		6	the Town, or; Contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation.
13.412	Geographic Importance		The structure meets the criteria of geographic importance if:
13.4120		6	The site is part of, or related to, a square, park, or other distinctive area, or;
13.4121	6		The structure, as to its unique location or its physical characteristics, represents an established and familiar visual feature of the neighborhood, village center, or the community as a whole.

1950s barn DDA2011-0006

	Y	N	
13.40		N	It is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register, or;
13.410	Historical Importance		The structure meets the criteria of historical importance if it:
13.4100		6	Has character, interest or value as part of the development, heritage or cultural characteristics of the town of Amherst, the Commonwealth of Massachusetts or the nation, or;
13.4101		6	Is the site of an historic event, or;
13.4102		6	Is identified with a person or group of persons who had some influence on society, or;
13.4103		6	Exemplifies the cultural, political, economic, social or historic heritage of the community.
13.411	Architectural Importance		The structure meets the criteria of architectural importance if it:
13.4110		6	Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style, or;
13.4111	5	1	Embodies those distinguishing characteristics of an architectural type, or;
13.4112		6	Is the work of an architect, master builder or craftsman whose individual work has influenced the development of the Town, or;
13.4113		6	Contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation.
13.412	Geographic Importance		The structure meets the criteria of geographic importance if:
13.4120		6	The site is part of, or related to, a square, park, or other distinctive area, or;
13.4121	3	3	The structure, as to its unique location or its physical characteristics, represents an established and familiar visual feature of the neighborhood, village center, or the community as a whole.

The Commission began a discussion of its options in issuing either imposing a demolition delay. Mr. Hanke spoke of the overall Hawthorne site as a unique one, representing the history of farming in downtown Amherst. Mr. Denit also expressed concern that a structure with some rare construction details was

threatened with demolition. Some additional questions were posed to Mr. Ziomek, and Mr. Strayer raised questions about the Zoning Bylaw governing the current deliberations. Mr. Malloy said that the Town Building Inspector has asserted that the Commission could impose a delay with conditions, with the understanding that if the conditions were met in less than a year the delay could be cancelled. Mr. Ziomek made it clear that the Town has no resources for new construction on the site, and that the demolition request was in part a due diligence effort.

Ms. Carpenter left the meeting at 9:20 p.m.

Respectfully submitted,
Gai Carpenter, Clerk

Documents distributed at the meeting—available at Town Hall:

Agenda

Minutes of the meeting of September 7, 2010

Minutes (draft) of the meeting of September 21, 2010

Martha Lyon, Landscape Architect, West Cemetery Metal Fencing Restoration Project (9 p.)

Demolition Applications, Town of Amherst, 235 East Pleasant Street

DDA2011- 0004, one (1) c. 1830s vernacular Greek Revival farmhouse (12 p.)

DDA2011-0005, one (1) c. 1850s barn (5 p.)

DDA2011-0006 one (1) c. 1950s barn (5 p.)

Hawthorne House report (draft) Bonnie Parsons, Pioneer Valley Planning Commission, (21 p.)

Maps (1833, 1860, 1873) showing Hawthorne property

Section 13.4 Standards for Designation a a Significant Structure

Community Preservation Act Committee Call for Proposals, October 4, 2010 (2 p.)

Draft Zoning Amendment, Development Modification, proposed Town Meeting Article (16 p.)

Gretchen G. Fox note to Jonathan Tucker, October 1, 2010, re: UMass property acquisition

Map, revised lots 1 & 4, Hills House LLC, Main and Gray Streets

13-15 HighStreet ZBA transmittal, 2 aerial views

ss310 South East Street, N,S,E, W elevation images, weith sketch of proposed new door on north side