

BEFORE

in preservation



BELIEVE IN PRESERVATION & ANNUAL MEETING
NIXON PEABODY, LLP
NOVEMBER 7, 2018

5:30 - 6:30 Networking Reception
 Hors d'oeuvres & Wine

PRESERVATION MASSACHUSETTS ANNUAL MEETING

6:30 Welcome - Jim Igoe, President & CEO

6:35 Call to Order - Michael Rosenberg, Board Chair

6:40 Votes by Membership - Daniel Kolodner, Clerk

a.) Approval of November, 2017 Minutes
Minutes have been made available on Preservation

Massachusetts' website and copies at the meeting this evening.

b.) Approval of 2019 Slate of Directors

The following persons are proposed to be elected to a new three year term, ending in 2022.

Robert Charest	James McDermott
John Cornell	Nick Ratti
Lisa Howe	Michael Rosenberg
Wendall Kalsow	Jon Rudzinski
Doug Kelleher	Robert Score
Ryan Lynch	Mary Thompson
John Mackey	Scott Winkler

The remaining Board Members will serve the rest of their terms that they have been previously elected to.

6:45 Financial Overview - Pamela Bailey, Treasurer

6:55 Close of Business Meeting

BELIEVE IN PRESERVATION

7:00 Special Guest Speaker Marita Rivero,
Executive Director, Museum of African American History,
Boston & Nantucket: "Expanding the American Story"

7:20 The Massachusetts Most Endangered
Historic Resources of 2018

7:40 The K. Julie McCarthy Community Spirit Awards

7:55 Evening Conclusion & Certificate Presentations

We thank you for Believing in Preservation with us this evening and look forward
to engaging, collaborating and learning with you all in the future!

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BELIEVE IN PRESERVATION SPONSORS

Thank you to our sponsors for making tonight's event possible.



THE MASSACHUSETTS MOST ENDANGERED HISTORIC RESOURCES PROGRAM



SINCE 1993, Preservation Massachusetts has endeavored to identify and aid in the preservation of endangered historic resources from across the Commonwealth of Massachusetts. Local groups or individuals who are deeply concerned about the potential loss of significant resources nominate sites from across the state. The list is one of the first steps in focusing statewide attention on the condition of these historic resources and their importance to communities, and often serves as a catalyst for preservation opportunities.

The resources named to the 2018 list were chosen by a committee from nominations submitted from all over Massachusetts. After tonight, the role of Preservation Massachusetts with each listing will be as unique as each resource. Creating energy and awareness for listings is one of our main objectives, as well as education, referrals, and networking. We find that partnership and collaboration are key components to seeing the listed resources, and the people committed to them, put on a path toward a positive preservation outcome. As a result, we grow local capacity and strengthen our preservation community from the grass roots up. Preservation Massachusetts could not do what we do each day without the dedication of every one who is concerned with protecting and revitalizing our shared historic resources.



THE MASSACHUSETTS MOST ENDANGERED HISTORIC RESOURCES OF 2018

ARLINGTON HIGH SCHOOL

The proposed plan for a new school includes demolition of the existing buildings, including the 1914 Fusco Building and 1938 Collomb Building, and the construction of a new facility on the school's front lawn. If approved by the MA School Building Authority, the town meeting vote would happen in spring 2019, with construction to commence in 2020. Many residents feel that

a revised plan, that incorporates the historic buildings into a new design and preserves the current green space, would much better suit the educational needs and history of their town. The situation in Arlington highlights the statewide threat to historic school buildings under current MSBA regulations which include rigid timelines and procedures which do not correlate with preservation review at the state level. The case of Arlington High School is an example of why concerns over the impact of current MSBA guidelines on historic school buildings should be revisited.



ATTLEBORO SWITCH TOWER

In the mid to late nineteenth century, when traffic was increasing along America's railways, structures like the Attleboro Switch Tower were necessary to house the interlocking machinery used by operators to keep trains on the right tracks and prevent collisions. The Attleboro Switch Tower is one of only a few wooden towers standing and retains its historic electro-mechanical equipment. Located alongside the train tracks owned by the MBTA and leased to AMTRAK, the tower no longer serves its original function and is vacant and damaged by weather and vandalism. Despite efforts of local, state and federal stakeholders to find an agreeable resolution, there is concern that the tower will be demolished if it is not moved and reused.



JR Alley Brewery, Mission Hill, Boston

The Alley Brewery in Boston's Mission Hill neighborhood is distinct for its ornate architecture and its contributions to the history of breweries in the area. Named after its owner John R. Alley, the brewery was one of the most technologically advanced when it was constructed in 1885 and was known for its production of Eblana Irish Ale. The brewery's imposing height and iconic façade mark it as a landmark in the community. In 2013, plans for the brewery's demolition were announced to make way for the construction of housing. While demolition has not occurred, the property continues to sit and further deteriorate. Without any clear planned use for the building, community members are concerned for the future of the site and feel it has a great potential for a restoration and adaptive reuse project.



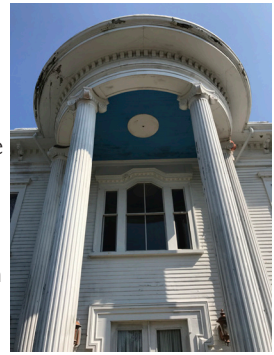
The Pillars & The Columns, Dennis

Though two separate properties, the Columns and Pillars are two historic homes that share a history, architectural significance and connection to Dennis' maritime past and potential for the future. They epitomize the grand displays of wealth that local sea captains made with their residences in the mid-nineteenth century. The Pillars is a private home located within the South Dennis Local Historic District. The home's most striking feature is the full two-story Greek Temple front that includes fluted Doric columns. The house has deteriorated over the past several years, has been vacant for several years and recently neighbors have expressed concerns for the house. Damage from winter storms in 2018 resulted in the collapse of one of the house's front pillars.



The Pillars & The Columns, Dennis

The Columns is one of the best-known landmarks in West Dennis, located on busy Rt. 28. Its most iconic feature is the ornate fluted Ionic columns that adorn the front façade. The columns were transported to Cape Cod from Boston when Captain Obed Baker built the house in 1861. In the 1960's and 70's the property was a popular restaurant known for its jazz music. Despite several attempts to restore and revive the property with a new use, nothing has been successful. The Columns sits vacant but has potential for creative collaboration that could result in the property being rehabilitated and adapted for new use. There is hope that working collaboratively with the owners of these two iconic local landmarks that viable uses for these properties can be found.



Calf Pasture Pumping Station, Dorchester

The Calf Pasture Pumping Station buildings are the visible manifestation of one of Boston's great technological innovations in the field of metropolitan public utilities – a regional system of interceptor sewers to keep raw sewage out of the Back Bay and Boston's inner harbor. The Calf Pasture Pumping Station was completed in 1883 and functioned for over a century, standing as a visible symbol of an otherwise invisible pioneering underground system of international renown. The major changes in the pumping station's surrounding landscape on Columbia Point and the lack of either a proposed use or any stabilization plan for this monumental granite building make its future uncertain. Community members hope that spotlighting this important and unique part of Boston's past will rally efforts for its stabilization, restoration and reuse, and encourage possible collaborative efforts by UMass Boston and others to explore creative restoration and reuse scenarios.



Clinton A.M.E. Zion Church, Great Barrington

Dedicated in 1887, the Clinton Church has served as the spiritual, cultural and political home of the local African American Community. The building is historically significant for its association with author and civil rights leader W.E.B. DuBois, a Great Barrington native who has been called "the premier architect of the civil rights movement in the United States." In 2017, the unused and deconsecrated church was sold to the newly formed non profit group, Clinton Church Restoration, and was saved from possible demolition. The group faces challenges as the structure of the building is in severe disrepair due to years of deferred maintenance and the costs to realize their vision to create a center that will interpret and honor both the area's African American heritage and the church's 130 year history are substantial.



G.A.R. Hall, Lynn

The Grand Army of the Republic Memorial Building is one of Lynn's most important historic resources. It was constructed in 1887 as a private fraternal club serving the many veterans of the Civil War. The building is built in the Romanesque Revival style with red brick exterior walls and brownstone trim. The building's most important asset is Fellowship Hall, a stunning assembly and exhibition space that has remain virtually unchanged since the turn of the 20th century. Despite a severe lack of financial resources, the stabilization and phased restoration of the G.A.R. Building has been underway for at least a decade. Most work has been accomplished through small grant-supported projects. There is hope that listing as a most endangered resource will support efforts to secure the necessary funding to complete the restoration of the building as well as the historic collection maintained in the museum.



Historic Stone Walls, Massachusetts

In Massachusetts, and throughout New England, historic stone walls represent the most abundant and visible evidence of our local agricultural heritage. Stone walls were constructed as settlers enclosed lands to establish boundaries with their neighbors, restrict the extent to which their animals could forage and to clear lands for cultivation and grazing fields. The many walls built on the Massachusetts landscape delineate historic agricultural land uses and provide an irreplaceable record of the lifeways which formed the foundation of New England society from the 16th through 19th centuries. While culturally iconic, there is little protection for historic stone walls and what does exist is seldom enforced. Inclusion on this year's list is an opportunity to recognize the importance of historic stone walls, encourage policies to protect them and promote collaborative programming.



Town Hall & Auditorium, New Salem

Built in 1939, the Town Hall & Auditorium in New Salem was constructed with local materials as well as materials and furnishings salvaged from the town halls of Enfield, Dana, Prescott & Greenwich. Millington, a village of New Salem, also contributed materials from Moore Hall. These four towns were lost, and New Salem forever altered by the creation of the Quabbin Reservoir. The building was in regular use for nearly 60 years, but is now only used occasionally due to cost prohibitive necessary code upgrades which the town has been unable to complete. The community would like to have the building return to active, year-round use. The historical commission has begun planning for the partnerships and work necessary to restore the building. If not restored, the building's future is uncertain.



ECHO BRIDGE RAILINGS, NEWTON

Echo Bridge, spanning from Newton to Needham was built in 1876 to carry the Sudbury Aqueduct over the Charles River. Echo Bridge is a popular and well utilized community asset. Many area citizens walk on the pedestrian promenade atop the bridge which is graced by ornamental cast iron railings. The railings serve as an important interaction point between the pedestrian and the bridge. However, the railings are



currently over 140 years old, and unfortunately are dilapidated and unsafe. Previous attempts to fix the railings have not been successful and have hastened the deterioration of the historic railings and posts. Currently, a new code-compliant interior railing has been installed, allowing the promenade to remain open with the original railing tethered to the outside of the new railing and inaccessible to the public. The bridge's owner, the Massachusetts Water Resource Authority, has been working with the Echo Bridge Railing Committee and others to raise the necessary \$1.5 million to restore the railings. A collaborative and positive partnership is essential in this endeavor as the bridge spans two communities. Advocates in the local community hope that raising awareness will help build a strong case for funding the restoration of the railings, which will honor the bridge's original design.

So WHAT HAPPENS NOW?

Now that the 2018 Most Endangered list has been selected, the resources will become priority projects for Preservation Massachusetts staff, specifically our Circuit Riders. As each resource is unique, so too is our interaction and collaboration with them as we bring guidance, resources, information and technical assistance to assist on their path to a positive preservation outcome. We hope to share some success stories with you when the Most Endangered Program returns in 2020.

We look forward to working with the nominators and other community stakeholders toward a positive preservation outcome for this year's list. We know preservation can take a long time, is not a straight road and can be daunting. But with a clear vision, collaborative approach and above all, belief, anything can be accomplished.

We encourage you to look for ways to assist not only this year's endangered resources, but what may be in need of preservation or advocacy assistance in your own communities. Though this program is biennial, Preservation Massachusetts handles advocacy issues, challenges and questions every day. We ask that you reach out, connect with us and connect with your community and be a positive proactive force for preservation in Massachusetts!

MASSACHUSETTS MOST ENDANGERED HISTORIC RESOURCES

BY THE NUMBERS: 221 RESOURCES LISTED*



LOST: 32 (14%)

Sometimes despite all best efforts, the resource is ultimately lost, such as the **Notre Dame in Worcester**, **Auburn High School**, **Pinebank in Jamaica Plain** or **Usen Castle in Waltham**.

ENDANGERED: 39 (18%)

Finding a solution for an endangered resource is a challenge. Properties such as the **Northern Avenue Bridge in Boston** or the **Knox Automobile Factory in Springfield** are still endangered and are still the center of ongoing advocacy campaigns and discussions.

PROGRESSING: 46 (21%)

Preservation is a process, and even small steps in the right direction are considered progress! The **North Brookfield Town House** and the **Charles River Speedway in Brighton** are great examples of how people, partnership and perseverance can make a difference!

SAVED: 95 (42%)

When a resource finds its preservation solution, it is because of hard work, dedication and commitment of many people and the results speak for themselves. **North Easton's Ames Shovel Works** is now beautifully restored as award winning housing and reconnects the town with this historic site. And of course what would Boston be without "America's Most Beloved Ballpark", **Fenway Park**. And a massive nation wide advocacy campaign resulted in the **Federal Historic Tax Credit** being saved from elimination (albeit with changes) during tax reform in late 2017.

UNKNOWN: 9 (4%)

After 25 years, it is hard to reconnect sometimes to get updates and the fate of some resources are unknown, like **Easthampton's Town Farm** or the **Toll Keeper's House in Chelsea**.

If you have an update for a previously listed resource, please contact our office!

To see the status and resources listed for each year, visit our website.

**Numbers do not include resources listed in 2018*

THE K. JULIE MCCARTHY COMMUNITY SPIRIT AWARDS



JULIE MCCARTHY

THE COMMUNITY SPIRIT AWARDS were introduced by Preservation Massachusetts in 2010 as a way to recognize those who embody the spirit of community based historic preservation activities in our Commonwealth. These individual and groups are committed to their communities and are active in efforts to preserve buildings, character or expand the preservation ethic. Their efforts and work are models for others to emulate in our community and can often go unrecognized, and to that end we are proud to be able to honor them and their achievements.

In 2016 the award was renamed in honor of the late K. Julie McCarthy, founder and president of the Friends of the North Brookfield Town House. Julie's boundless energy and years as an educator served her well as she and the Friends worked toward the restoration of an iconic community landmark. Upon her passing in March of 2016, the preservation community lost a dear friend but her infectious energy, friendship and legacy will continue on in the group and their mission for the Townhouse. Julie was truly the embodiment of our Community Spirit Award as are this year's honorees.

For their dedication, commitment and passion for preservation in their communities, we are proud to celebrate the following individuals with the 2018 K. Julie McCarthy Community Spirit Awards.

CLINTON CHURCH RESTORATION, INC., GREAT BARRINGTON

ROBERT MCCARROLL, SPRINGFIELD

EARL TAYLOR, DORCHESTER

DIANE GILBERT, DARTMOUTH

Thank you for being the foundation of our statewide preservation community and for all you have done for historic preservation in Massachusetts.

CONGRATULATIONS!

PRESERVATION MASSACHUSETTS

Preservation is about more than just a building or landscape; it is about relationships: making the old new and relevant again and connecting people to places. It is about recycling, sustainability, breathing life back into our community centers, neighborhoods and promoting appreciation and pride for the places we call home.

Preservation Massachusetts is an advocacy and education organization who works with everyone - from individuals to organizations and businesses - striving to revitalize their communities, historic buildings and landscapes through preservation. Preservation efforts create jobs, invest in existing resources and make a real economic impact, thus making our cities and towns healthier, more vibrant places to live, work and play.

Our mission is brought to life through programs, resources and the direct assistance of our staff and network. Here are just a few examples of what we do.



Preservation Circuit Riders:

Our grassroots "in the field" program provides face-to-face preservation support for individuals and organizations working through preservation challenges or issues. With two fantastic part-time professionals, this is the go-to advocacy assistance program for preservation questions.



Most Endangered Historic Resources:

Our longest running advocacy program, this PR and education program seeks to support local groups working to preserve important local resources.



Educational Opportunities & Outreach:

We organize and support conferences, presentations and workshops for professionals and grassroots advocates alike all across the state. Be sure to stay tuned for more information on the 2019 statewide preservation conference!



State and National Preservation Policy:

From work on the State and Federal Historic Tax Credits to supporting other initiatives like CPA, our voice in the legislature is YOURS!

...and so much more! Please join as a member today and help empower, educate and advocate for preservation across Massachusetts!

FOUNDED IN 1985, Preservation Massachusetts is the state-wide non-profit historic preservation organization dedicated to actively promoting the preservation of historic buildings and landscapes as a positive force for economic development, tourism and the retention of community character.

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PRESERVATION MASSACHUSETTS

34 Main Street Extension, Suite 401

Plymouth, MA 02360

617-723-3383 www.preservationmass.org