



# TOWN OF UPTON, MASSACHUSETTS

## Historical Commission

### Meeting Minutes

**Date: January 11, 2023**

**Location: In person and Virtual Go to Meeting**

#### Call to Order

Having a quorum, the meeting was called to order at 7:03 PM.

#### In Attendance

Committee Members:

- Joan Burrell - PRESENT
- Donna Kempton - PRESENT
- Patrick Rosendale - PRESENT
- Edward Phillips Chair - PRESENT
- Craig Weinfuss - PRESENT
- Russell Wood - PRESENT
- Katherine Worsham - PRESENT

Guests: Cathy Taylor, Joe Laydon (Town Manager), Christeen Paulsen

#### Discussion

##### Minutes

- Donna Kempton made a motion to approve the meeting minutes of December 13, 2022. Motion was seconded. A roll call was taken and was unanimously approved.
- Joan Burrell made a motion to accept the meeting minutes of January 11, 2022 as written. Motion was seconded by Ed Phillips. A roll call was taken and was unanimously approved.

##### Treasurer's Report:

- Amount remains the same.

##### Consultant's invoice for Native American site review at Governor's Landing:

- a. Review invoices, approve, use account #2615-300-3590-1000 for payment
- Katherine sent out Jim Rock and Eva Gibavic invoices via email
- Jim Rock provided the service of mapping Lackey Hill and providing entho-astronomy report.
- -Cathy Taylor stated that the report was extremely helpful for the discontinuous district analysis of stone features in Upton
- The invoices were authorized in June.
- -Ed made a motion to approve the two invoices for \$1000 dollars each.
- Ed made a motion for Joan Burrell to to sign the paperwork to submit invoices for payment. Motion was unanimously approved.

### **Heritage Park Sign:**

- BVT has not provided a formal quote. Asked a couple times, but have not heard back.
- BVT provided an informal quote of \$2500
- Joe Laydon said that he will provide information for another sign company called Sign Plus
- Joe Laydon said we do not need to get prevailing wage, but best practice is to acquire 3 quotes
- Craig Weinfuss spoke to Garson Sign Supply in CT and they said that a 5'x8' sign is \$830 + Delivery and they could deliver to BVT
- Ed said that Craig can go ahead and submit the CPC form to the CPC
- Jan 27th is the date when the warrant article closes.
- Paul Carery from the CPC has sent out a warrant article for the sign.
- DPW has removed the Heritage Park sign and placed it in the shed

### **Church Roof Emergency Repair:**

- Heritage Roofing has performed the emergency roof repair for the church.
- 6-8 shingles were missing from the roof.
- Heritage says that the roof is in rough shape.
- Heritage said that when he replaced the shingles he could see through the roof into the building.
- The roof is made of slat boards. This is probably why shingles are falling off. Roof is probably 20-50 years old.
- The entire roof needs to be plywooded.
- Ed asked Heritage to provide a formal quote.
- Heritage said that the roof needs to be stripped, resheeted, 12 feet of ice and water shield, then re-shingle with lifetime shingles, and add shingle vent at top ridge.
- Heritage provide a \$58,000 quote to reshingle the roof. The quote does not include reshingling the steeple.
- The steeple requires a staging company to reshingle the steeple.
- Mass Historical provides a 50% matching grant.
- Need to think about what is the future of the Holy Angels church.
- For grant, the town would have to provide 75% of the money up front. An approved town article would suffice.
- Grant has to be submitted by March 17th. The money would not be provided until July.
- The Grant application is a fairly significant process.
- We have 2019 for structural engineering report for Holy Angels. If the report is more than 3 years old, we could ask for an amendment to say that nothing has changed.
- Maybe we could find a public/private partnership for the Holy Angels. It would still be eligible for CPC funds
- Joe thinks the most straight forward grant is for the Grange.
- Joe thinks in the Spring/Fall that there might be eligible grants for the church.
- Ed and Craig will get the keys and investigate the inside of the church.
- Mike Lawless from the Nevermind shop was interested to see the inside of the building as well. He was interested in the possibility of expanding his shop into the building.

### **Knowlton-Risteen building future:**

- Tom was looking to make updates to the Risteen building
- The Knowlton-Risteen is not on the historical register because of the modifications made to the building in the 1970s.
- We could argue that the Risteen building is historically relevant.
- What is the future of the Risteen building?
- -Risteen will be receiving an ADA ramp in a couple of weeks.
- There are a lot of dialogues that need to take place about these 3 buildings. BOS hasn't come to a conclusion about what should be done.
- -Holy Angels is probably the oldest building in town in original state
- -Risteen is difficult to get back to its original state. It's difficult to do all the updates that Tom Bair envisions..
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- -Ed is going to work with Christeen to work on creating an application to apply for funding for
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- the grange.
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- -Leave HA at the moment
- -Leave Risteen at the moment
- -see what we'll do in the next couple of months to apply for a grant for the Grange
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### **Grange Building:**

- Ed is going to work with Christeen to work on creating an application to apply for funding for the grange.
- -Christeen Paulsen presented a request for renovations to the Grange building.
- The Grange will use CPC funds for restorations.
- The Grange needs to be painted. The trim could contain lead.
- The trim will require a carpenter to do the trim work.
- Need to scrape and paint the building.
- A tree fell on the roof a couple of years ago. They had to put supports on the roof. Insurance paid for the repair.
- Windows are original. They are not storm windows. You can only put storm windows on the inside. Need to keep the original windows because it is a historical building.
- The Grange was granted from town of Upton to the Grange Society on January 1926
- Upton Grange received a distinguished Grange Award.
- Grange is handicapped accessible on the first floor, but not on the second floor.
- The focus of the repairs for the Grange should be on the exterior of the building and anything on the interior that is going to fall down.

### **Warrant Article for limited funding for any emergency work deemed necessary by the commission:**

- Ed wrote a draft article to reshingle the Holy Angels roof, but we're not going to submit it.
- Ed made a motion to submit a warrant article to request \$25,000 for emergency repairs. The motion was seconded. The motion was approved unanimously.
- The Historical Commission has 2 weeks to submit the motion to Joe Laydon for vote at town meeting.

### **Inventory of Historic property, buildings, ect:**

- In 1996 the Historical Commission had 3 reports for historical districts separated by Upton center North, West Upton and Downtown Upton.
- A vote was brought to town hall to create 3 historic districts. The vote to pass a historic district failed by 1 vote.
- The Historical Commission will look for grant money to perform a survey of historic properties.
- Joe Laydon is familiar with the Historic District process that happened in Grafton and can assist with this process.

### **Social Media Content Brainstorming:**

- Patrick said that traffic to the Historical Commission Facebook page has been going well
- The Upton town forest is following us.
- Linda Gay asked what the plan is for the church.
- Patrick said he will put some information about the Grange on the Facebook page.
- -If we do a Historic property survey, Patrick's students could get involved in the project for their civics responsibilities. Students could be from 8th grade through 10th grade.

### **Upton's 300th Birthday:**

- Joan, Russ and Donna will draft an outline of what should happen on the 300th birthday of Upton.
- Donna will lead the Upton Birthday Committee.
- We might want to ask the Board of Selectmen for seed money every year so we can compile the necessary funds for the event.
- Ed made a motion to create a 3 person Upton Birthday Committee consisting of Joan, Russ and Donna. Motion was seconded. Motion passed unanimously.

### **Other Topics:**

- Jen Doherty from Massachusetts Historical requested contact information for Upton Historical Commission members. The Historical Commission members entered their contact information on a form and Ed will provide the form to Jen.

### **Calendar:**

- The Chair set the next meeting for ????? at 7:00 pm. This meeting will be held in person at the Town Hall and will also be remote via Microsoft Teams.

## Meeting Adjourned

Ed Phillips made a motion to adjourn the meeting. Seconded by Donna Kempton. A roll call was taken and unanimously approved. The meeting was adjourned at 8:47 PM.

Respectfully submitted,

Craig Weinfuss, member

DRAFT