



**TOWN OF WHATELY**  
Whately, Massachusetts

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Historical Commission

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**Minutes of the June 27, 2022 Zoom Meeting, 5 pm**

Meeting participants: Donna Wiley, chair, Susan Baron, Allison Bell, Judy Markland, Alan McArdle.

The minutes of the May 16, 2022 meeting were unanimously approved as amended.

Church CPA window restoration funding request

Judy affirmed that she is chair of the Parish Committee of the church and thus an officer. She will recuse herself from any Historical Commission votes on the application.

She explained that the revised application includes an estimate of \$15,000 for exterior storm windows to be funded by the church. There was no cost figure available when the initial application was submitted. The \$15,000 bid was submitted by Allied Windows, who also did the Town Hall storms, and is the lower of the two estimates submitted thus far. The church has not yet chosen a provider. Donna noted that Allied is no longer satisfactorily performing under their warranty for the TH storms.

CPA funding for private properties

Donna explained that she and Alan Sanderson, chair of the CPC, participated in a productive phone call with Stuart Saginor of the Community Preservation Coalition, an advocacy and technical support organization for the CPA. He recommended that the Whately CPC obtain a ruling from town counsel as to the eligibility of the window application prior to a vote because of the complicated wording of a court case on public funds going to a religious organization.

The group discussed a draft of possible eligibility criteria for the Commission to adopt for approval of CPA proposals on private property (attached). Judy noted that the intent of the first criterion is to clarify that listing on the State Register is not sufficient for approval in and of itself. There was some discomfort about the inclusion of a visibility requirement in the second criterion and general agreement that that section could be omitted. The Commission will revisit the topic at its next meeting.

Donna outlined several conditions that Stuart Saginor had suggested that the HC might impose as a condition of its approval of a private funding request:

- Right of first refusal at the time of a sale
- A permanent preservation restriction requiring approval of Mass. Historical Commission
- A multi-year restriction that could apply to the whole property or part of it

- No condition

It was noted that the scale of the condition should probably depend upon the size of the funding request, perhaps related to the assessed value of the property. A dollar threshold was discussed, but it was agreed that it made sense to decide on a case by case basis.

#### Vote on the church application

Donna (?) recommended that the Historical Commission approve the Whately church's application for \$38,000 in historic preservation funding for window restoration with the condition that the Town be granted the right of first refusal on the property. This was approved with four voting in favor and Judy abstaining.

The next meeting will be a virtual one on July 18 at 5pm.

Respectfully submitted,  
Judy Markland

#### ATTACHMENT

#### Criteria for CPA historic preservation funding for privately-owned property

1. The entity being preserved shall be of historic significance to Whately as determined by the Historical Commission. This may be because
  - the structure played an important role in Whately's history
  - the structure is an excellent example of an architectural style
  - the viewscape is an important and popular one in Whately and/or illustrates an important aspect of Whately's history
  - the object represents an important part of Whately's history or played a direct role in Whately's history.
2. The preservation funding will result in a demonstrable public good that can at least occasionally be viewed by the public.
3. The applicant is demonstrably committed to preserving what is being funded.