

*Massachusetts  
Historic Preservation  
Conference 2019*



FRIDAY, SEPTEMBER 20  
PLYMOUTH, MASSACHUSETTS

*Bringing the preservation  
community together to share  
ideas, discuss challenges,  
and celebrate successes.*



# Welcome

## Conference Organizer

Preservation Massachusetts

## Local Partners

Plymouth 400

Plimoth Plantation

Plymouth Antiquarian Society

Plymouth Community Preservation Committee

## The Massachusetts Preservation Coalition

Blackstone River Valley National Heritage Corridor

Boston Landmarks Commission

Boston Preservation Alliance

Boston Society of Architects Historic Resources Committee

Boston University Preservation Studies

Cambridge Historical Commission

Cape Cod Commission

Cape Cod Modern House Trust

Community Preservation Coalition

Dartmouth Heritage Preservation Trust

Department of Conservation and Recreation

Essex National Heritage Area

Falmouth Preservation Alliance

Freedom's Way National Heritage Area

Historic Boston Inc.

Historic New England

Historical Nipmuc Tribe

Historic Salem, Inc.

Lowell National Historic Park

Lowell Historic Board

Massachusetts Historical Commission

Nantucket Preservation Trust

National Trust for Historic Preservation

North Bennet Street School

Pioneer Valley Planning Commission

Preservation Massachusetts

Preservation Worcester

Springfield Preservation Trust

UMass Amherst Historic Preservation Studies

Waterfront Historic Area League, New Bedford

We are excited to gather today in “America’s Hometown” of Plymouth for the 2019 Massachusetts Historic Preservation Conference! This is a community whose very identity is synonymous with history, stories and the lessons of the past. When you think of Plymouth, your mind may go to one story in particular, but that is just one of many narratives that make up the collective history of this town, the Commonwealth of Massachusetts and beyond.

This year’s theme, “Untold Stories in Preservation” serves as a springboard for discussion, case studies and model preservation projects that reflect on and engage people in histories that have not been as widely acknowledged as others. Plymouth will be a touchstone for how different stories and legacies are represented and how historic preservation can play a role in presenting them.

By better understanding, representing and engaging the many histories encapsulated within our communities, historic preservation can have a more profound and lasting impact on our communities. As the 400th commemoration of the Pilgrim landing draws closer, now is a perfect time to be in Plymouth, learning, sharing, and growing as advocates, community leaders, and ambassadors of preservation. There is a tremendous amount of inspiration and education to gain from the Town of Plymouth.

As we planned this conference, we drew upon the success and lessons of past events in Lowell, Worcester and Lexington. Though we have highlighted different themes each time, it is has always been our goal to provide attendees with the knowledge, resources, and network to be effective practitioners and preservation advocates in your neighborhoods, hometowns, and cities. We hope you find the sessions informative and inspiring, and we encourage you to network with fellow attendees.

Plymouth is exciting; not only for the energy and enthusiasm leading up to 2020, but also because it is a great community that has successfully utilized preservation and history in unique ways. And with many other Massachusetts communities set to celebrate 400 anniversaries in the coming years, Plymouth has the opportunity to set the bar and the tone for how to enter another century with lessons learned and more open and collaborative partnerships forged.

Thank you to our local partners, including Plimoth Plantation, Plymouth 400 and the Town of Plymouth, for helping to make this day possible. Our thanks also to our Content Committee; for its support and contributions in developing the conference agenda, and to the Massachusetts Preservation Coalition and statewide preservation community. Thank you to all of our speakers, tour leaders and volunteers. Preservation Massachusetts also recognizes our sponsors who have helped to make our conference a reliable constant of preservation education in the Commonwealth.

We hope you enjoy the day and your time in Plymouth!



*Jim Igoe, President  
Preservation Massachusetts*



*Erin D. A. Kelly, Associate Director  
Preservation Massachusetts*

## NOTES ON THE DAY

### Schedule

8:00am-8:45am	Registration & Continental Breakfast	Regency Ballroom
8:45am-9:30am	Welcome Speakers	Regency Ballroom
10:00am-11:30am	Session 1	Breakout Rooms*
11:45am-12:45pm	Lunch & Networking	Regency Ballroom
1:00pm-2:30pm	Session 2	Breakout Rooms*
3:00pm-4:30pm	Session 3	Breakout Rooms*
4:30pm-6:30pm	"Thanks for Preservation" Event	Atlantic Room

\* Breakout Rooms are located on the first or second floor of Hotel 1620. See session descriptions for room locations within the hotel. Floor plans are provided at the back of this program. All tours will leave from the west entrance of the hotel.

### Welcome Speakers:



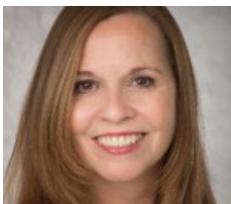
**James W. Igoe**, President, Preservation Massachusetts



**Richard Pickering**, Deputy Director, Plimoth Plantation



**Darius Coombs**, Director of Wampanoag and Eastern Woodlands Research and Interpretive Training, Plimoth Plantation



**Michelle Pecararo**, Executive Director, Plymouth 400

### "Thanks for Preservation" Event **Atlantic Room 4:30pm - 6:30pm**

At the conclusion of the conference, you are invited to the "Thanks for Preservation" Event. This privately sponsored event is a way for Preservation Massachusetts to say thank you for all you do and to allow for continued spirited networking. Join old friends and hopefully some new ones as you enjoy hors d'oeuvres and a cash bar in the Atlantic Room.

### After Conference Opportunities **Plymouth**

If you're not ready to head home after our reception or made plans to stay in town, be sure to check out some of the great restaurants and night life that Plymouth has to offer! Whether you stroll along the waterfront or head on down Main Street, you have a wide array of choices to complete your evening.

On Saturday and Sunday, head to Pilgrim Hall Museum, the nation's oldest continually operating public museum. Show your conference name badge and receive a discount admission of only \$9. The museum is located downtown at 75 Court Street and is open between 9:30am and 4:30pm.

## SESSION 1 | 10:00-11:30 AM

### 1a Landscape Planning and Preservation: Modern Non-Invasive Techniques **CARVER**

Maureen Cavanaugh	Senior Planner, The Public Archaeology Laboratory, Inc.
John Steinberg	Director, Digital Archaeology Laboratory, Fiske Center for Archaeological Research
Meg Watters Wilkes	Archaeologist and GIS Specialist, National Park Service
Kyle Zick	Founder and Principal, Kyle Zick Landscape Architecture

Non-invasive technologies are used to assess, document, and analyze historic landscapes above and below ground. Methods include geophysical surveys (ground-penetrating radar, conductivity, resistance, magnetic gradient, metallic surveys); remote sensing; and 3-D imaging technologies. This panel will showcase properties and discuss specific techniques and how they aid project implementation and inform landscape interpretation and preservation.

### 1b Conserving Gravestones, Stone Walls and Memorials in the Landscape **PLYMPTON**

Joshua Craine	Principal, Daedalus Conservation
Margaret Dyson	Director of Historic Parks, Boston Parks and Recreation Department
Jim Fannin	Senior Associate, Fannin-Lehner Preservation Consultants
Minxie Fannin	Managing Principal, Fannin-Lehner Preservation Consultants
Jeff Howry	Principal, Heritage Landscape Analytics

These character-defining features in our landscape require special conservation treatments to ensure their future. They all tell the story of our history and growth in a changing landscape—protecting stone walls and referencing our agricultural past; repairing headstones and crypts of those who came before us; or conserving the many commemorative memorials, fountains and sculptures.

### 1c Opportunity Zones: Where We've Been, Where We're Going **STANDISH**

Lawrence Curtis	President and Managing Partner, WinnDevelopment
John Gahan	Partner, Sullivan & Worcester, LLP
Daniel Kolodner	Partner, Klein Hornig LLP
Nicholas Ratti	Principal, CohnReznick

The federal legislation that created the Opportunity Zone initiative was signed into law by President Trump in December 2017. For the first six months after its inception, investors, sponsors, and advisors criticized its limitations instead of using it. Then, the business community lamented the areas of uncertainty and clamored for Treasury to issue guidance and expand the paths for investment. After receiving direction from Treasury, funds are forming, capital is being amassed and projects are being funded. Our panel will review the basics and tell how deals are being made.

### 1d Climate Change: Resiliency and Preservation **WAMPANOAG**

Holly Backus	Land Use Specialist, Town of Nantucket
David Gould	Dept. of Marine and Environmental Affairs, Town of Plymouth
Arnold Robinson	Regional Director of Planning, Fuss and O'Neill, Inc.
Mary Shanks	Deputy Regional Environmental Officer, Boston
Mary Thompson	Senior Vice President, Bank of America Merrill Lynch

The impact of sea and water level rise, severe wind, and heat on historic buildings, neighborhoods and open spaces—panelists will discuss these issues and what's being done to protect our historic buildings and landscapes.

### 1e How to Advocate for Special Places in Your Community **BALLROOM**

Nicole Benjamin-Ma	Senior Preservation Planner, VHB, Inc.
Stacia Caplanson	Central & Western MA Circuit Rider, Preservation Massachusetts
Deborah Costine	Friends of the Burnett Garfield House
Grayce Rogers	Town of Barnstable Gateway Greeter

Today's preservationists need to engage different audiences across a variety of platforms. This requires attention to the words you choose and the methods you use to broadcast them. Your message should be concise, genuine, responsive to people's interests, and will sometimes require creativity and resourcefulness. Discuss how to use language, technology, and social media to learn, practice, and polish stories about your community's special places.

### 1f National Pilgrim Memorial Meetinghouse **TOUR: WALKING**

Lea Filson	Executive Director, Destination Plymouth
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Tour where the Pilgrims built their first Meetinghouse after arriving on the Mayflower in 1620. From there, walk to the Mayflower Society House. The awe-inspiring Mayflower Renaissance Garden is behind the house, where you can view the landscape on your way back to the hotel.

### 1g North Plymouth Precinct **TOUR: BUS, WALKING**

Jones River Village Historical Society
Jones River Landing Environmental Heritage Center

Tour two adjacent properties on Landing Road in Kingston. Major John Bradford was benefactor to the fledgling town of Kingston with gifts of land for the first schoolhouse, the meeting house, burying ground and training green. From "The Landing" on his property at the Jones River near his house, he exported lumber, tar, hay and other local products.

### 1h Many Stories, One Landscape: Downtown Plymouth with Plimoth Plantation **TOUR: WALKING**

Vicki Oman	Associate Director of Group Participation and Learning-Museum Education and Outreach, Plimoth Plantation
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Downtown Plymouth was known as Patuxet, and was home to Wampanoag people long before the Pilgrim story began. What do we know about the original landscape, and the Wampanoag communities who lived here? When Mayflower arrived in 1620, how did the Pilgrims build the first English homes here, and why did they use the architectural style they did?

## SESSION 2 | 1:00-2:30 PM

### 2a Amplifying the Untold Stories of Women of the South Coast Region **CARVER**

Lee Blake	President, New Bedford Historical Society
Janine da Silva	Cultural Resource Specialist, New Bedford Whaling National Historical Park
Ann O'Leary	Emily Bourne Fellow, New Bedford Whaling Museum

The Lighting the Way: Historic Women of the Southcoast project began in 2017 when a dedicated group of community members and institutions set out to explore the historical impact of women from diverse cultural and ethnic backgrounds in the South Coast region. Learn how they approached this research; ways they involved the community; and the website, materials, tours, and programs that resulted.

### 2b How Modern Technology Is Supporting Historic Building Restoration **BALLROOM**

Matthew Bronski	Principal, Simpson Gumpertz & Heger
Regan Shields Ives	Principal, Finegold Alexander Architects
John Wathne	President, Structures North
Scott Winkler	Associate, Wessling Architects

Learn how new technologies are helping to provide accurate drawings, treatments, and vision for historic buildings. Architects, engineers, and materials specialists are all using these new tools to document and address the chronic problems facing historic buildings—failing structures, non-compliance to contemporary codes (e.g., accessibility, egress, energy, structural, fire).

### 2c Adaptive Reuse of Historic Buildings **STANDISH**

Jeffrey Gonyeau	Eastern MA Circuit Rider, Preservation Massachusetts
Bill Nappo	Owner, Grayhouse Partners
Robert Salerno	President, West Stockbridge Historical Society
Michael Tautznik	Treasurer, CitySpace and former Mayor of Easthampton
Donna Wiley	Chair, Whately Historical Commission

Presenters will share examples of projects that showcase some of the choices municipalities have made when buildings are no longer needed for their original purpose. These projects show creative ways that partners have collaborated to revitalize previously underutilized spaces. These stories present positive options for municipalities faced with difficult choices.

### 2d CPA After Acton: The Community Preservation Act and Historic Religious Properties **PLYMPTON**

Peter Berry	Selectman, Town of Acton
Patrick Moore	Partner, Hemmenway & Barnes, LLP
Stuart Saginor	Executive Director, Community Preservation Coalition

The Community Preservation Act, adopted by 175 MA cities and towns, is an important source of preservation funding. A 2016 lawsuit against the town of Acton called into question the legality of using CPA funds for preservation work on historic religious properties. It's complicated, and there are still a lot of questions about the ruling and what happens next. This session will provide a synopsis of the lawsuit, ruling, and its impact on CPA statewide. You will also hear from local CPC representatives about how they are moving forward and interpreting the ruling in their own communities.

### 2e Negotiating With Developers **WAMPANOAG**

Greg Galer	Executive Director, Boston Preservation Alliance
Doug Kelleher	Principal, Epsilon Associates, Inc.
Sarah Korjeff	Historic Preservation Specialist, Cape Cod Commission
Deborah Packard	Executive Director, Preservation Worcester

Despite best efforts to the contrary, sometimes development projects result in negative impacts to historic resources. Occasionally impacts are unavoidable and must be mitigated as part of the regulatory review process. In this session learn about creative measures to mitigate negative impacts; whether it be to an individual property or an entire neighborhood. The panel, representing local and regional preservation and regulatory entities, will discuss measures that have been successfully implemented as part of the regulatory review process to mitigate negative impacts to historic resources.

### 2g The 1809 Hedge House **TOUR: WALKING**

Anne Mason	Executive Director, Plymouth Antiquarian Society
David Berman	Trustworth Studios

In 1919 a group of visionary women founded the Plymouth Antiquarian Society to save the Hedge family home, built in 1809, from demolition. They relocated this unique Federal mansion and opened it as a historic house museum. Experience the house's historic interiors, transformed during a major restoration between 2002 and 2007, and discuss the ongoing preservation efforts of the Society, now celebrating its 100th anniversary.

### 2h Downtown Plymouth's Community Preservation Act Funded Buildings **TOUR: WALKING**

William Keohane	Chair, Plymouth Community Preservation Committee
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Learn the untold stories of partnerships with small, new, and established organizations working to make historical preservation affordable through adaptive reuse. Sites include: The Center for the Arts: The 1898 Russell library; Spier Theater: The 1886 Methodist Church; Town Hall: The 1820 County Court House; National Pilgrim Memorial Meeting House: First Church 1899; and 1749 Court House and Town Square.

## SESSION 3 | 3:00-4:30 PM

### 3a Resources for New Owners of Old Houses **STANDISH**

Johnathan Detwiler	Owner and Sole Proprietor, Buttonwood Restorations
Lisa Hassler	Real Estate Agent, Kinlin Grover Real Estate
Dylan Peacock	Senior Preservation Services Manager, Historic New England
Sally Zimmerman	Senior Preservation Services Manager, Historic New England

Surveys show that even though more than half of home buyers would prefer a brand new house, 85% will purchase an existing home. How can your commission become a resource for new owners of an old, and very possibly significant, house in your community? This session will focus on ways local commission members can help de-escalate common fears and misconceptions about owning and caring for an old house.

### 3b Archaeology in Plymouth **PLYMPTON**

Suzanne Cherau	Senior Archaeologist, The Public Archaeology Laboratory, Inc.
Kristen Heitert	Senior Archaeologist, The Public Archaeology Laboratory, Inc.
David Landon	Associate Director, Fiske Center for Archaeological Research, University of Massachusetts, Boston
Jade Luiz	Curator of Collections, Plimoth Plantation

In the late 1940s, Henry Hornblower II, a summer resident of Plymouth and a self-taught historical archaeologist, introduced the idea for an open-air museum dedicated to telling the story of the Pilgrims through replicas of Pilgrim and Native American dwellings in a village setting. Plimoth Plantation opened its doors in 1955, and since then, our knowledge of the pre-history and post-contact history of Plymouth—Pilgrims and Wampanoag Indians alike—has grown considerably, largely due to the efforts of archaeologists, historians, and scholars. This session will discuss the history of the town and the “history of archaeology” as it has been manifested in Plymouth.

### 3c Historic Tax Credits **WAMPANOAG**

Doug Kelleher	Principal, Epsilon Associates, Inc.
Warren Kirshenbaum	President and Founder, Cherrytree Group
Dan Kolodner	Partner, Klein Hornig, LLP
Brian Lever	Preservation Planner, Epsilon Associates, Inc.
George Vasvatekis	Managing Partner, 1620 Capital LLC

Historic rehabilitation tax credits can play a significant role in the financial success of a historic renovation project. This session will explore the use and syndication of historic tax credits. Hear from the primary players involved in successful projects, including a developer, lawyer, syndicator/broker, and consultant. Each panelist will share their insight into the successful use of historic tax credits.

### 3d Getting Past Feasibility Study Fatigue: What To Do When Your Project Just Won't Move **BALLROOM**

Jim Buzzell	President, Friends of the North Brookfield Town House
Noah Koretz	Director of Transformative Development, MassDevelopment
Sean McDonnell	President, Architectural Heritage Foundation
Bonnie Milner	Owner and General Manager, Long View Farm Studios
Albert Rex	Partner and CEO, MacRostie Historic Advisors
Meg Ounsworth Steere	Project Manager, Architectural Heritage Foundation

No money. Political obstacles. Lots of meetings. In many towns, the story's the same: an historic property that everyone loves but can't figure out how to save. Yet despite these challenges, it's possible to re-position historic buildings and districts for new investment and long-term sustainability. Using the North Brookfield Town House as a case study, we'll offer steps for raising a property's visibility, attracting strategic partners, and crafting a vision that reflects the community's shared histories and aspirations.

### 3e Re-Interpreting W.E.B. DuBois In His Hometown (How and Why to Save a Historic Black Church) **CARVER**

Frances Jones-Sneed	Board Member, Clinton Church Restoration
Eugenie Sills	Interim Executive Director, Clinton Church Restoration

The community effort to save and restore Great Barrington's Clinton A.M.E. Zion Church is part of a national movement to save historic Black places. In this session, Dr. Frances Jones-Sneed and Eugenie Sills will share the organization's vision and journey to re-purpose the property as an African-American heritage site and cultural center that will (re)interpret the legacy of W.E.B. Du Bois in his hometown, honor the history of the former church, and tell untold stories of the community it represents. They will address why this place and these stories matter and highlight key challenges, strategies, and successes of the project's first three years.

### 3g Plymouth's Burial Hill **TOUR: BUS, WALKING**

Cheryl Caputo	Cemetery Preservationists and Gravestone Conservator, Friends of Burial Hill
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Burial Hill is the second cemetery in Plymouth, preceded by the Coles Hill Burial Ground. The exact date as to when this ground became used as a cemetery is not known. There are no written records of the earliest burials. The earliest grave markers were made of wood, and none exist today. The site was used as a fort from 1621 until 1676. The earliest engraved headstone marks the grave of Edward Gray, who died in 1681. There are only seven headstones that precede 1700.

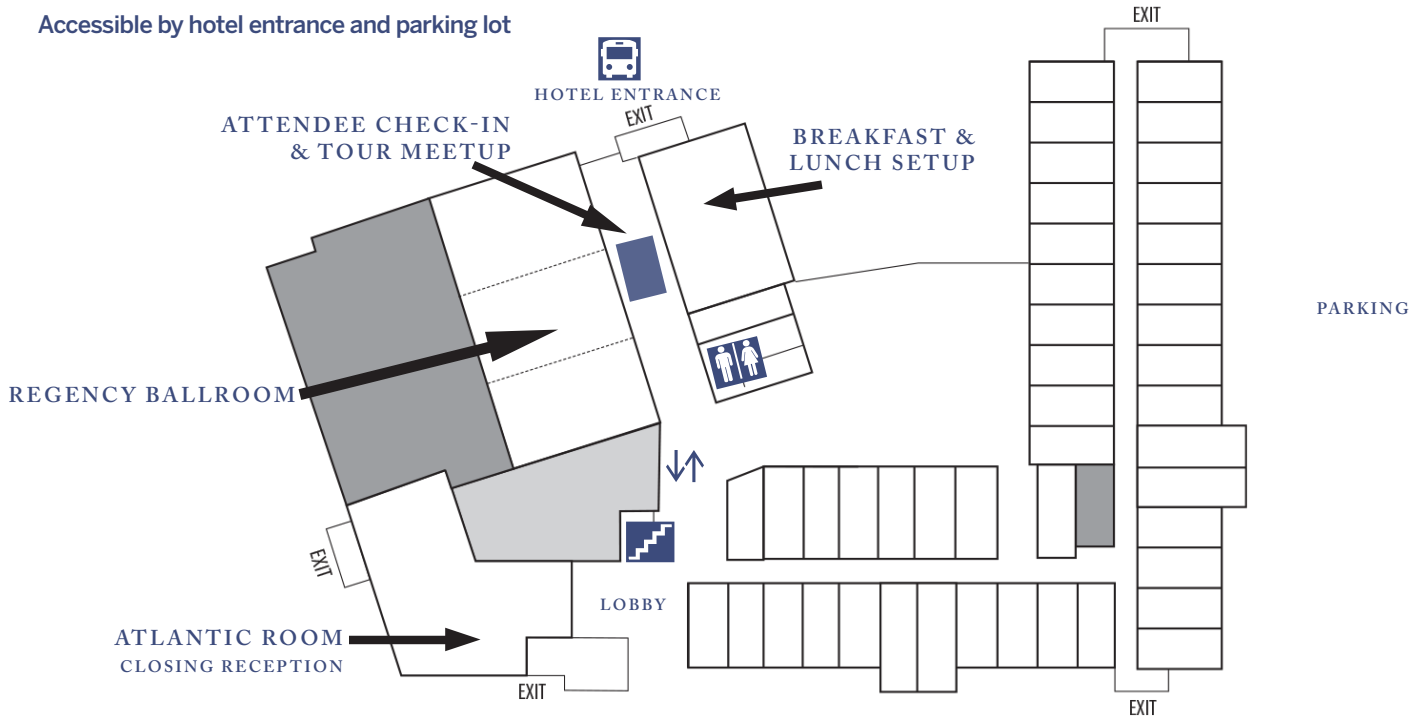
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# HOTEL 1620 SECOND FLOOR

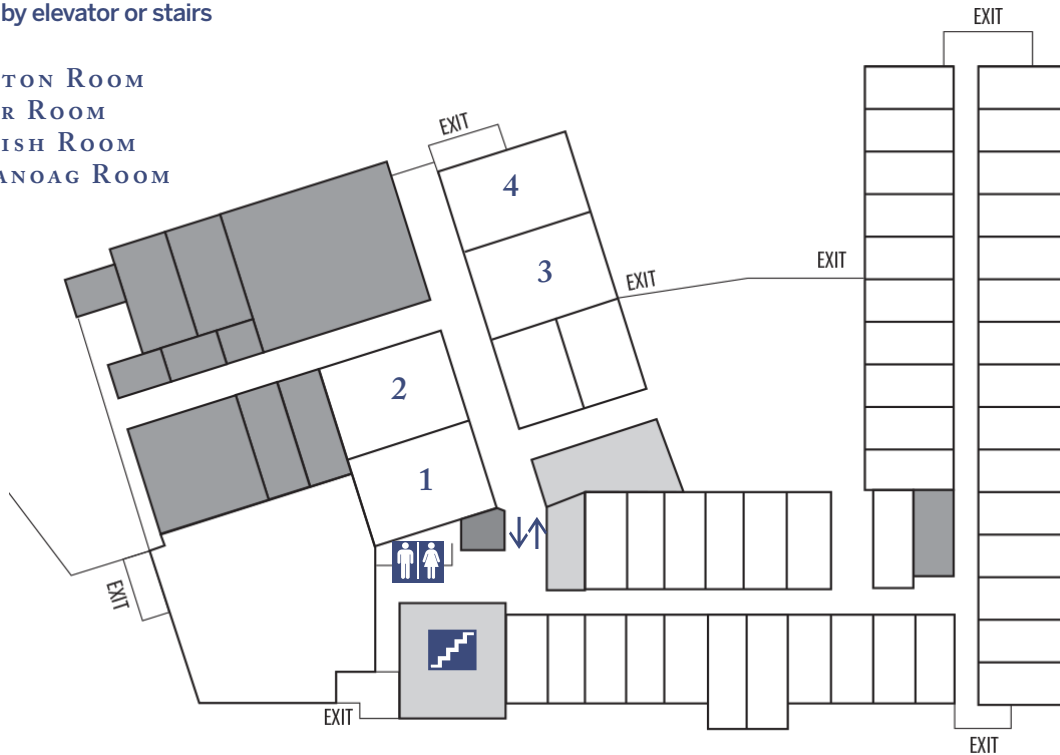
Accessible by hotel entrance and parking lot



# FIRST FLOOR - SESSION ROOMS

Accessible by elevator or stairs

1. PLYMPTON ROOM
2. CARVER ROOM
3. STANDISH ROOM
4. WAMPANOAG ROOM



## KEY



Restrooms



Stairs



Elevators



Bus Departure

Parking is available in the Hotel 1620 lot, to the side and back of the hotel. Do not park in the Village Landing lot or you will be towed. If you have questions, please see a conference staffer or volunteer.

# RECOGNITION

Preservation Massachusetts gratefully acknowledges the sponsors supporting this year's conference.

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## Contributors

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## Donors

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## Acknowledgments

The Conference Content Committee that aided in overall conference conceptualization, planning and guidance: James W. Igoe, Erin Kelly, Mary Thompson, Toni Pollak, Ellen Lipsey, Michael Steinitz, Chris Skelly, Bill Keohane and Anne Mason.

The Massachusetts Preservation Coalition, its directors, and staff for their input and assistance in promoting the conference, speaking on panels, leading sessions, and for their continued work each and every day on behalf of preservation efforts in Massachusetts.

Our local partners, Plimoth Plantation, Plymouth 400, Plymouth Antiquarian Society and the Plymouth Community Preservation Committee and Pilgrim Hall Museum for their assistance with the conference and their efforts to preserve the important histories of this community.

The Hotel 1620 staff and others for their assistance with today's conference.

The Town of Plymouth for a being gracious and accommodating local host for our conference and attendees and a model preservation community.

Preservation Massachusetts' Board of Directors for their leadership, guidance, and support during conference planning and those who are participating at the conference.

Preservation Massachusetts staff for their coordination, planning, oversight, and outreach on behalf of the conference, specifically Erin Kelly, Julie Roper, Jeffrey Gonyeau & Stacia Caplanson

## Conference Services

**Venue & Catering:** Hotel 1620

**Printing:** Powderhorn Press, Inc.

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**Graphics & Design:** Erin Kelly

**Conference Planner:** Julie K. Roper

To all who are dedicated to ensuring the history and heritage of their communities for future generations.



The Landmark Building  
34 Main Street Extension, Suite 401  
Plymouth, MA 02360  
preservationmass.org  
617-723-3383