

4. Historic Preservation Goals and Objectives for the Town of Wakefield

The issues and needs expressed by Wakefield citizens in the previous section now must be translated into goals and objectives and into a plan of action. The goals stated here express the *long-term* vision for historic preservation in Wakefield, while the objectives are more specific, measurable steps to reach those goals. Chapter 7 of this plan includes a more detailed action plan for implementing these goals and objectives during the next five years.

The overall goal of historic preservation efforts in Wakefield is to preserve and enhance the town's historic character.

This is the overreaching vision for the town and for this study, and all other goals are subordinate to it. Wakefield has a particularly difficult challenge in this regard, for the preservation of its historic resources must occur within the context of the revitalization of its urban center and of the business and residential neighborhoods that surround the center. However, it can be done, and adequate planning is the first step in making it happen.

During the course of this study, town residents expressed a wide range of concerns and preferences, some very specific and many very general. In this section and in the Action Plan, these various suggestions have been organized into a coherent plan of action that can be implemented by the Town and by private organizations.

The goals are organized into the same 11 categories as in Chapter 3: Issues and Needs, to provide a logical and parallel construction to the report.

Goal 1: Expand the inventory of historic resources.

Objective 1.1: Expand the Town's Inventory of Historic Resources to include all historic properties in town, including significant 20th Century properties.

Objective 1.2: Revise existing surveys to bring them up to the standards of the Massachusetts Historical Commission's 1995 Survey Manual.

Objective 1.3: Commission new planning studies and inventories of archaeological and other historic landscapes.

Goal 2: Prepare and submit new district and individual nominations to the National Register of Historic Places.

Objective 2.1: Prepare National Register nominations for new and expanded NR districts identified in this Preservation Plan, including the creation of eight new districts and the

expansion of the Common and the Church-Lafayette Streets Historic Districts.

Objective 2.2: Prepare individual nominations to the National Register.

Goal 3: Preserve the historic resources of the downtown as part of a larger revitalization effort.

Objective 3.1: Develop a vision plan for downtown, including urban design and market revitalization components.

Objective 3.2: Create a downtown organizational structure that will be capable of implementing the vision, including the provision of adequate staffing that can begin initiating urban design and marketing recommendations, including parking solutions.

Objective 3.3: Create a permanent and reliable source of funding to support a downtown and revitalization activities.

Objective 3.4: Adopt a downtown zoning district that includes design review, sign regulations and facade guidelines.

Objective 3.5: Designate Wakefield Center as a 40C Local Historic District.

Objective 3.6: Implement signage, facade and streetscape improvements using CDBG funds.

Objective 3.7: Implement a downtown parking study.

Goal 4: Preserve the historic and architectural integrity of Wakefield's neighborhoods.

Objective 4.1: Increase the awareness and appreciation of the value of historic preservation among owners of residential and commercial properties.

Objective 4.2: Provide additional information and resources on property rehabilitation to owners of historic structures.

Objective 4.3: Conserve and improve streetscapes in historic neighborhoods.

Objective 4.4: Preserve large and wooded lots in neighborhoods.

Objective 4.5: Improve the delivery of the preservation message through neighborhood associations.

Objective 4.6: Increase neighborhood-level planning.

Objective 4.7: Increase the self-awareness of historic neighborhoods.

Goal 5: Preserve Wakefield's historic landscapes.

Objective 5.1: Protect the Reedy Meadow landscape.

Objective 5.2: Protect and preserve the landscape surrounding Lake Quannapowitt.

Objective 5.3: Preserve the integrity of Breakheart Reservation.

Objective 5.4: Preserve important archaeological sites in Wakefield.

Objective 5.5: Develop and implement a landscape master plan for the park system in Wakefield, including the upper and lower Common, emphasizing the Olmsted-like qualities of their design.

Objective 5.6: Enhance the environment around Crystal Lake.

Objective 5.7: Create an Mill River Greenway as a means of protecting the historic resources along the river.

Objective 5.8: Create a Saugus River Greenway as a means of protecting the historic resources along the river.

Objective 5.9: Create a lands committee to be the advocate for these landscape initiatives.

Objective 5.10: Amend the 2000 Wakefield Open Space and Recreation Master Plan to include the historic landscape recommendations contained in the Wakefield Preservation Plan.

Goal 6: Improve historic urban design in Wakefield.

Objective 6.1: Develop and implement a tree planting plan for main thoroughfares and neighborhood streets in Wakefield.

Objective 6.2: Improve the aesthetics of public and private parking lots.

Objective 6.3: Develop a master plan for placing utility lines underground.

Objective 6.4: Improve the aesthetics of Greenwood Center.

Objective 6.5: Revise the Town's sign bylaw to improve future sign design.

Objective 6.6: Design and implement a pedestrian-friendly path system in town.

Objective 6.7: Install period lighting in historic neighborhoods.

Objective 6.8: Lessen traffic and parking impacts on historic neighborhoods.

Objective 6.9: Create a Civic Design Commission to guide new public building projects in the town.

Objective 6.10: Improve the level of civic design of MBTA rail projects, with particular attention to improving the sensitivity to historic resources.

Objective 6.11: Create a boulevard plan for the town's main arterial streets.

Goal 7: Preserve historic properties owned by the Town of Wakefield.

Objective 7.1: Preserve historic properties owned by the Town, including the preparation of a Townwide Preservation Plan for Historic Schools.

Objective 7.2: Survey, preserve and restore the town's war memorials.

Objective 7.3: Develop a long-term space needs plan for the Town that incorporates adaptive reuse of the Town's historic properties.

Objective 7.4: Develop an open land study to identify long-term needs for open sites that will prevent intrusions into historic landscapes.

Objective 7.5: Create a system of "Special Places" in Wakefield connected to historic sites and landscapes.

Goal 8: Implement new historic preservation initiatives for privately-owned sites.

Objective 8.1: Initiate a homeowner assistance program that provides a range of non-financial assistance to homeowners.

Objective 8.2: Initiate an assistance program for owners of non-residential historic properties that provides a range of non-financial assistance to owners.

Objective 8.3: Create a private Preservation Emergency Loan Fund that can be used to preserve threatened historic properties.

Objective 8.4: Adopt the Community Preservation Act as a means of providing resources for historic preservation.

Objective 8.5: Create a Wakefield Preservation Trust that will have the ability to purchase, restrict and resell threatened historic properties.

Goal 9: Implement Town regulations that will assist in preserving historic structures and landscapes.

- Objective 9.1: Adopt 40C local historic district designation for the Commons and Church-Lafayette Streets National Register Historic Districts and for Wakefield Center.
- Objective 9.2: Strengthen the Town's sign control bylaw.
- Objective 9.3: Amend the Zoning Bylaw and the Subdivision Regulations to require more information on historic sites.
- Objective 9.4: Amend the Subdivision Regulations to incorporate provisions that will assist in the preservation of historic resources, including incorporating "due notice" provisions in the regulations.
- Objective 9.5: Add the Wakefield Historical Commission as a plan reviewing agency in the regulations of the Planning Board, the Board of Appeals and other boards that review development plans.
- Objective 9.6: Adopt a Town regulation requiring utility lines to be placed underground, giving preference to historic neighborhoods and main arterials.
- Objective 9.7: Amend the Zoning Bylaw to allow historic barns to be used as principal structures, with a Special Permit.
- Objective 9.8: Create neighborhood conservation districts as an alternative to neighborhood historic preservation regulations.
- Objective 9.9: Amend the Zoning Bylaw to create a special downtown district that allows flexibility in redevelopment.
- Objective 9.10: Amend the Demolition Delay Bylaw to define historic and new accessory structures.
- Objective 9.11: Adopt an archaeological overlay zoning district that will increase protections for vulnerable sites.
- Objective 9.12: Create a resource protection district for the Reedy Meadow area to preserve its environmental and historic resources.
- Objective 9.13: Create a task force to study how design of new construction can be improved in the town.
- Objective 9.14: Review the Town bylaw regulating wireless communications facilities for its protections provided to historic properties.

Goal 10: Increase the public's awareness of the value of historic preservation.

- Objective 10.1: Educate owners of historic properties on the value of their sites and their role as stewards.
- Objective 10.2: Compile adequate support materials for use by property owners.
- Objective 10.3: Develop a public education delivery system for the historic preservation message.
- Objective 10.4: Establish a space that can serve as a museum of Wakefield's history.

Goal 11: Improve organizational capacity to achieve historic preservation goals.

- Objective 11.1: Strengthen private historic preservation advocacy in the town.
- Objective 11.2: Create a private preservation trust and a loan program.
- Objective 11.3: Investigate the need for a downtown Business Improvement District to allow adequate financial support for realizing downtown preservation goals.
- Objective 11.4: Initiate an annual "Wakefield Planning Day" to update the yearly action plan.