

Members:

Jennifer Karnakis, Chair
Christine Cochrane, Vice Chair
Roger Turner, Regular Member
Kathleen A. Birtwell, Regular Member
Rob Doane, Associate Member
Michael Amaral, Associate Member



Walpole Historical Commission
Walpole Town Hall
135 School Street
Walpole, MA 02081
historical@walpole-ma.gov

<http://www.walpole-ma.gov/walpole-historical-commission>

A public virtual meeting of the Walpole Historical Commission was held over Zoom on July 31, 2020.

The following members were in attendance:

Jennifer Karnakis, Regular Member, Chair
Christine Cochrane, Regular Member, Vice Chair
Roger Turner, Regular Member
Kathleen A. Birtwell, Regular Member
Rob Doane, Associate Member

The following members were not in attendance: Michael Amaral, Associate Member.

The following members of the public were in attendance at this meeting: Mr. Andrew Adams, Applicant for 38 Peach Street; Mr. Robert O'Leary & Mr. John O'Leary, Walpole residents; Ms. Jessica Cochrane, Walpole resident; Mr. Kevin Uniacke, Walpole resident.

Chair Jenn Karnakis opened the meeting at 6:31 PM.

Appointments:

Jenn Karnakis entertained a motion to open the discussion regarding the Walpole Historical Commission Demolition Permit Review Form Supplementary Application to Demolish a Structure (hereinafter "WHC Supplemental Demolition Application") submitted for 38 Peach Street. The motion was made by Christine Cochrane, seconded by Katie Birtwell, and PASSED 4-0-0.

Jenn introduced the members of the Historical Commission, as well as Mr. Andrew Adams, the Authorized Agent for the Walpole Historical Commission Demolition Permit submitted for the structure(s) at 38 Peach Street. Jenn indicated that the meeting had been preceded by a site visit to 38 Peach Street to inspect and photograph the structure(s), a house and attached barn, as well as a stone wall and trees located on the property.

Vice Chair Christine Cochran showed a slide deck and gave a presentation on the historical and architectural background of the structure(s) on 38 Peach Street, as well as a history of the owners of this property. A copy of this slide deck, as well as some pictures taken during the site visit are attached to the minutes of this meeting.

The members of the Historical Commission thanked Christine for her work in putting this presentation.

Roger Turner then spoke about how the house and attached barn are not in bad shape, and he noted that the house and attached barn are beautiful and have maintained some of the historical elements of these structures. Katie Birtwell and Jenn Karnakis also noted how beautiful the house and attached barn are.

Mr. Adams acknowledged that the property has a lot of significance to Walpole and then explained how it would not be economically feasible for him to rehabilitate the house at a price point that he is comfortable with. He noted that he intends to build new, modern farmhouse(s) that fit with the scenic nature of Peach Street and hopes to mimic the stone wall & fencing that is currently in place along the frontage of the property.

Associate member Rob Doane noted that the WHC Supplemental Demolition Application indicated “structural and code issues” under the reasons for the request to demolish this property, and he asked Mr. Adams to expand on these issues. Mr. Adams explained about some problems with floor joists in some parts of the house, tree trunks impinging upon the foundation, termite and bug infestation in some wood, and code issues such as the main staircase, roof heights, and sagging roofs. Mr. Adams indicated

that bringing the main staircase up to current code standards would significantly impact the flow of the house.

Christine Cochrane reminded everyone that this discussion is more appropriate for the next stage of the Demolition Delay Bylaw should this property be deemed to be historically and/or architecturally significant. It was agreed that this would be revisited a public hearing should the Historical Commission deem the structure(s) at 38 Peach Street are historically and/or architecturally significant.

Jenn Karnakis then explained the Demolition Delay Bylaw procedures under Chapter 349, indicating each of the paths forward depending on whether the Historical Commission would conclude at this meeting that the structure(s) at 38 Peach Street are or are not historically and/or architecturally significant.

Members of the public were then asked if they had any comments or questions. Mr. Robert O’Leary asked Mr. Adams to explain the connection between RDZ Associates LLC, the current owner of 38 Peach Street, and Mr. Adams. Mr. Adams explained that RDZ Associates owns the property, and Mr. Adams is a partner in RDZ Associates, and he is acting as the authorized agent for this application.

Mr. Robert O’Leary also questioned whether description and plan provided under the “proposed reuse, reconstruction or replacement” portion of the WHC Supplemental Demolition Application is a viable plan and whether the WHC Supplemental Demolition Application should be considered complete.

Mr. Adams explained that those plans are preliminary plans that have not yet been reviewed by the Planning Board, as the Planning Board has not met in several months due to the COVID-19 crisis. Mr. Adams believes that the Planning Board will be doing a preliminary plan review at meeting during the week of August 3rd.

Jenn Karnakis reminded the meeting of the timeline for the WHC Supplemental Demolition Application for 38 Peach Street:

- March 5, 2020:

- The first WHC Supplemental Demolition Application for 38 Peach Street was received from the Building Inspector's Office
- Chair Jenn Karnakis sent Mr. Adams an email to let him know that the application was incomplete.
- March 10, 2020:
 - Governor Charlie Baker declares a state of emergency in the Commonwealth of Massachusetts
- March 13, 2020:
 - Corrected WHC Supplemental Demolition Application for 38 Peach Street was received from the Building Inspector's Office

Jenn Karnakis then read the specific language from the Demolition Delay Bylaw Chapter 349: “a brief description of the proposed reuse, reconstruction or replacement on the premises upon which the building and/or structure is located.” (see Chapter 349-4(B)(v)). Jenn indicated that, in her personal opinion, this language is broad and does not require approved plans.

Ms. Jessica Cochrane asked Mr. Adams what efforts he had used to find a buyer who would want to rehabilitate that property. Mr. Adams indicated that he had purchased the property and has been exploring his options, as is his right as the buyer of the property.

Jenn Karnakis then reminded the Applicant that the Demolition Delay Bylaw requires that the owner of the property for at least 12 months has made “continuing, bona fide, and reasonable efforts to locate a purchaser to preserve, rehabilitate, or restore such building and/or structure, and that such efforts have been unsuccessful.”

Mr. John O’Leary asked Mr. Adams to clarify his comments about the tree trunks and whether that problem was related to the barn and not livable space. Mr. Adams confirmed that the tree trunks related to the barn.

Mr. Adams then asked the Historical Commission members about a grey barn on the property. The member of the Historical Commission indicated that the structure(s) encompassed by the WHC Supplemental Demolition Application includes the house and attached barn, which are more than 100 years old. The Historical Commission will not be considering the separate

grey barn located on the property, as it is not believed to be at least 100 years old and is, therefore, not within the purview of the Historical Commission.

The discussion then returned to the proposed reuse for the 38 Peach Street lot. Mr. Adams indicated that he is still exploring his possibilities, and his final plans will depend on Planning Board review and approval, as well as any Demolition Delay imposed by the Historical Commission.

Christine Cochrane reminded Mr. Adams that the charge and primary concern of the Historical Commission is preserve historical properties, and that the Historical Commission and Mr. Adams may have different purposes/primary concerns regarding this property. Mr. Adams was reminded that Peach Street has been designated a Scenic Road and is subject to the provisions of Chapter 425 of the Town of Walpole Bylaws.

Jenn Karnakis then polled each member of the Historical Commission to see if they had any questions or concerns as to whether the WHC Supplemental Demolition Application for 38 Peach Street constitutes a complete application. Voting members Jenn Karnakis, Christine Cochrane, Roger Turner, and Katie Birtwell, and associate member Rob Doane, each indicated that they believe that the WHC Supplemental Demolition Application for 38 Peach Street constitutes a complete application under the provisions of Chapter 349-4(B) of the Demolition Delay Bylaw.

The following motion was made by Christine Cochrane and seconded by Katie Birtwell:

The Walpole Historical Commission determines that the property and structure(s) at 38 Peach Street, Walpole, MA are historically significant based on age, the documented Allen Family's contribution and significance to the Town of Walpole, further it is architecturally significant, by reason of period, style, and in context of a group of buildings in the historic neighborhood of Peach and East Streets in accordance with the Town of Walpole Demolition Delay Bylaw Chapter 349.

The motion PASSED 4-0-0

Jenn Karnakis then explained the next steps in accordance with the provisions of the Demolition Delay Bylaw Chapter 349. The Historical Commission will schedule a public hearing to determine whether the property and structure(s) at 38 Peach Street should be preferably preserved, with notice being put in the local newspaper and at Town Hall no later than 7 days before the scheduled public hearing. Jenn will touch base with the Historical Commission members to determine a few proposed dates for the public hearing, and she will reach out to the Board of Health to determine suitable formats for this public hearing during the COVID-19 crisis. Jenn said that once she has the proposed date(s) and format(s), she will contact the Applicant to finalize the date for the public hearing and provide proper public notice of the public hearing in a local newspaper and at Town Hall not less than 7 days before the public hearing.

The Chair then entertained a motion to close the discussion of the WHC Supplemental Demolition Application for 38 Peach Street and open the public forum by Katie Birtwell, with a second by Christine Cochrane. The motion PASSED 4-0-0.

There were no comments from the public. The Chair then entertained a motion to close the public forum by Christine Cochrane with a second by Roger Turner. The motion PASSED 4-0-0.

No other matters were discussed at this meeting

Adjournment

There being no further business, the meeting was adjourned after a motion by Roger Turner with a second by Katie Birtwell, and a unanimous 4-0-0 vote at 7:34 PM.

Respectfully submitted,

Jenn Karnakis, Chair

Allen, J - Capt. Harkness House

- Located on a Scenic Road
- 38 Peach Street
Walpole, MA 02081
- Built c 1840

“One of the finest examples of the Greek Revival style in Walpole”

-MCRIS

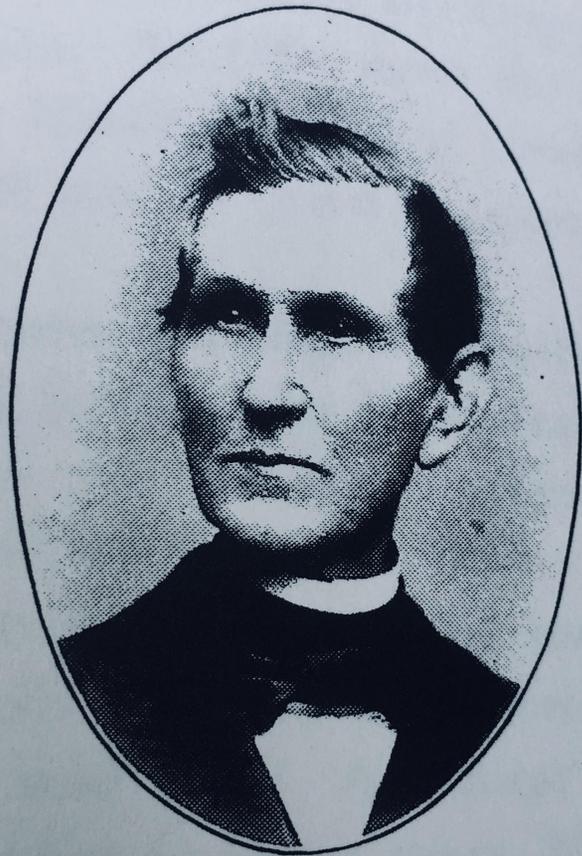


Jeremiah Allen - Architect/Owner



This 2½-story, gable-front dwelling has a three-bay by four-bay main block with the entry located in the first bay of the south (side) elevation, gable-front, two-story rear wing, with a secondary entry oriented toward the street connects to the two-story, gable-front barn. The house has brick interior chimneys near the roof ridge on the main block. The hip-roofed entry porch on the south elevation of the main block features fluted columns and may be a late 19th or early 20th-century addition. Other character-defining features of the house include the pedimented gable on the west (street) elevation; the wide plain frieze; paneled corner pilasters on the main block, rear wing, and barn; full-length sidelights at both entries; a box bay window on the north elevation; and the oversized entry, loft door, and cupola on the barn. Windows contain 6/6 sash. (Reference: MA Cultural Resource Information System; Kathleen Broomer, 2008 Walpole Historic Properties Survey)



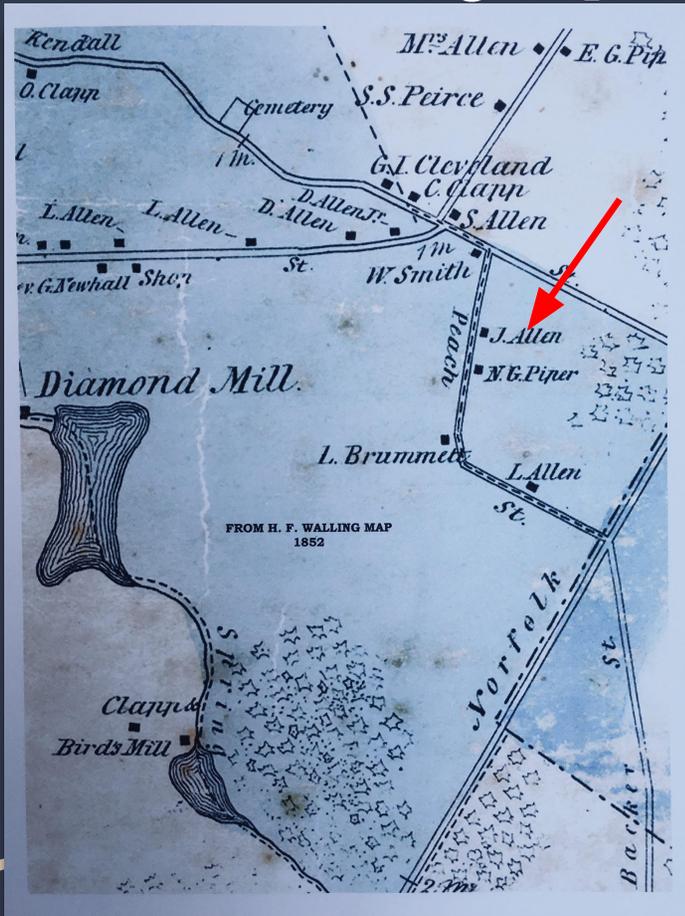


DEACON JEREMIAH ALLEN

In 1832 Jeremiah Allen began the manufacture of twine and fish lines near his home on Peach Street. His goods were prized everywhere. His honest and conscientiousness produced for the trade a perfect article. At the Philadelphia Centennial his goods received the first and highest premium and honor.

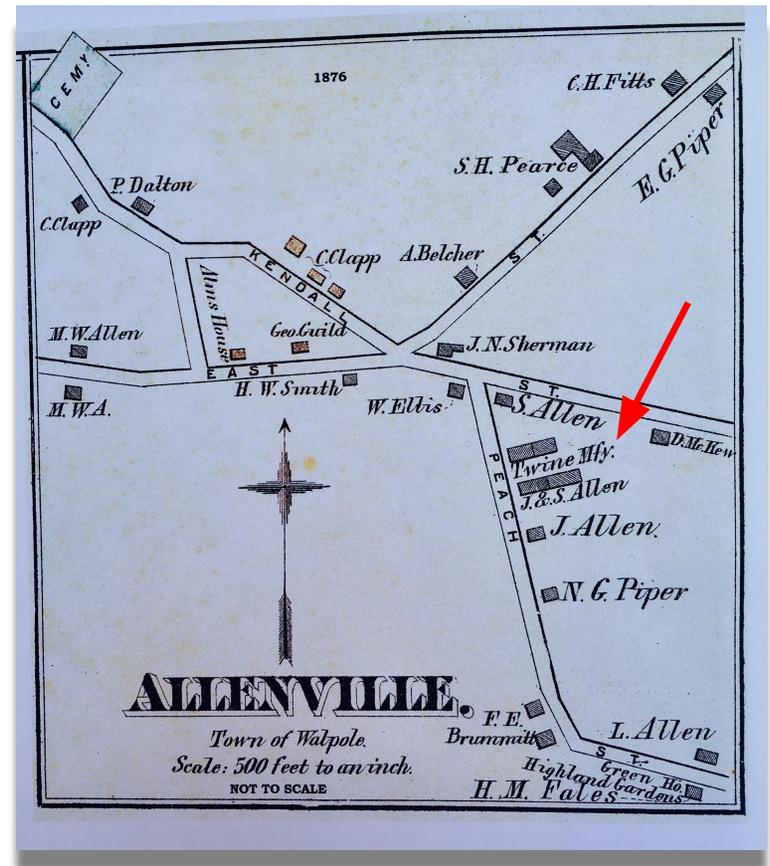
(Reference: A History Of Walpole, Mass by Isaac Newton Lewis)

1852 H.F. Walling Map



Shows the location of 38 Peach Street as J. Allen

1876 Map Allenville



Shows the location of 38 Peach Street as J. Allen Manufacturing site as Twine Mfy.

THE CANING OF SENATOR CHARLES SUMNER



Presentation created by Robert Martinez

Primary Content Source: Story of US

Jeremiah Allen of 38 Peach Street, served as Walpole's Representative in the Massachusetts Legislature in 1855 and 1856.

In office, Allen voted in favor of a resolution endorsing US Senator from MA, Charles Sumner's stand against slavery and condemning the cowardly assault upon him by S. Carolina's Democratic Congressman, Preston Brooks with a cane on the senate floor after Sumner delivered an anti-slavery speech.

The assault upon Sumner marked the beginning of the final phase of the great struggle that culminated in the Civil War and Emancipation.

(Reference: The Story of Walpole 1724-1924, By Willard DeLue, Boston Daily Advertiser, May 27, 1856)

Captain Edward W. Harkness

Second Owner of the property at 38 Peach Street

World Traveler

By 1870 Harkness is listed in the federal census as a master mariner living in Camden, Maine. He was master of the bark J.H. BOWERS and the ship RAPHAEL.

One of his logged travels - J.H. BOWERS of Camden, Maine, E.W.Harkness, Master Burthen 704 Tons FROM the Port of New York TO Sydney, New South Wales, 18 MAY 1881

By 1900 he was retired and living at 38 Peach Street in Walpole, MA farming.



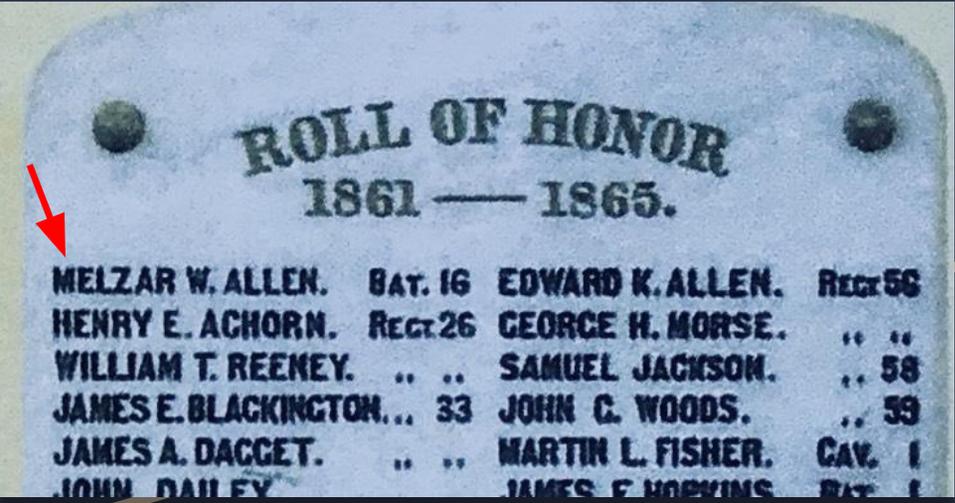
J.H. BOWERS

Emily Allen Keedy

1878-1965

Arrow points to Emily Allen Keedy's father,
Melzar Waterman Allen

ROLL OF HONOR 1861 — 1865.



MELZAR W. ALLEN.	BAT. 16	EDWARD K. ALLEN.	REGT 56
HENRY E. ACHORN.	REGT 26	GEORGE H. MORSE.	" "
WILLIAM T. REENEY.	" "	SAMUEL JACKSON.	" 58
JAMES E. BLACKINGTON.	" 33	JOHN C. WOODS.	" 59
JAMES A. DACGET.	" "	MARTIN L. FISHER.	CAV. 1
JOHN DAILEY.	" "	JAMES F. HOPKINS.	BAT. 1

(Reference: MA Cultural Resource Information System; Kathleen Broomer, 2008 Walpole Historic Properties Survey)

In 1938 Emily Allen Keedy returned to her hometown and resided at 38 Peach Street. Keedy reportedly purchased the Allen Harkness House in 1926.

Keedy is the only daughter of Melzar W. Allen of Walpole.

Melzar Waterman Allen served in the Civil War, 16th Battery Massachusetts Volunteer Light Artillery Regiment. His name can be found on the Memorial Tablet dedicated to the men and women who served during the Civil War located in the Walpole Old Town Hall.

In 1870, Melzar Allen was employed as a twine maker, likely in the Peach Street factory.

Melzar W. Allen became a builder/contractor. After a fire destroyed the first Union Station (West Street), in 1893 he constructed the new Union Station which is now on the National Register of Historical Places

Philip A. Wild

1928–2019



In 1956 Mr. Wild moved to Walpole, MA and was a resident of Walpole for 61 years, raising his family with his wife at 38 Peach St

Held a Masters degree in Civil Engineering from Princeton University (1950)

United States Navy Captain, Veteran of the Korean War where he served as a Naval Flight Officer aboard an aircraft carrier

Was a registered professional engineer in several states and a highly regarded Fellow of the American Society of Civil Engineers

Extremely active and valued member of the Town of Walpole

Spent over 60 years serving and involved with the United Church of Walpole

Served on the Town of Walpole's Permanent Building Committee for 40 years

Served as a director of the Walpole Co-Operative Bank

(Reference: James H. Delaney & Son Funeral Home, Obituary, March 2019)

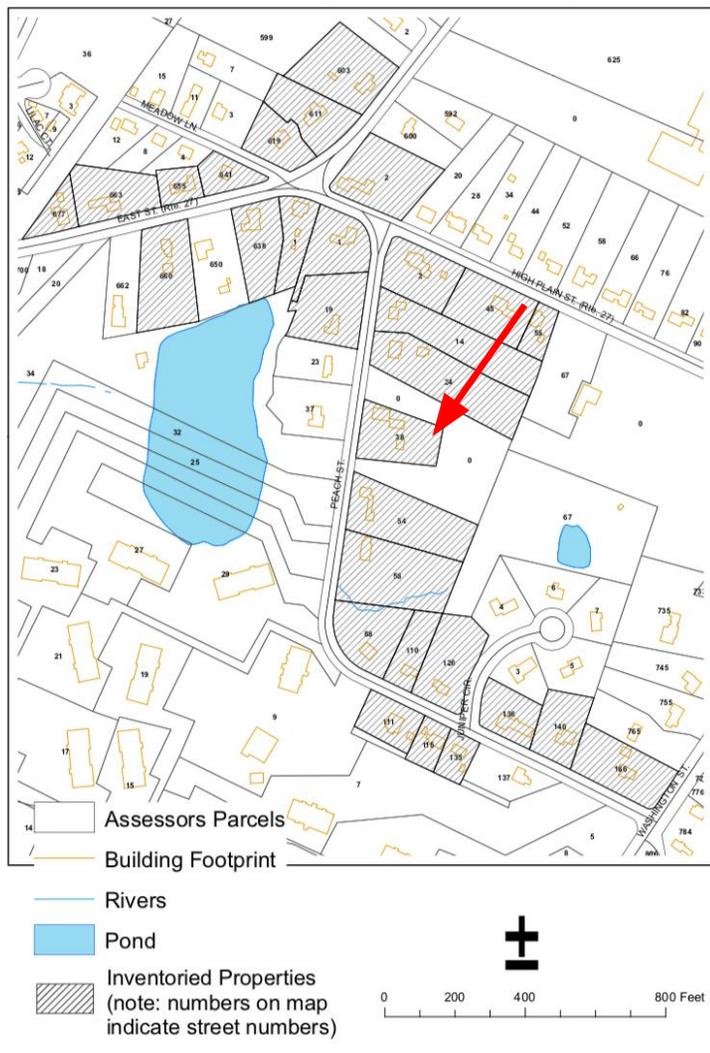
Statement of Significance by Kathleen Kelly Broomer

Significant for its long associations with the Allen family, the Allen's Corner-Peach Street Area is a well preserved cluster of historic buildings dating from the 18th century through the early 20th century. The area includes a former Allen farmhouse that served as an almshouse and the centerpiece of Walpole's poor farm from 1850 to 1904. In addition to noteworthy Colonial and Federal-period buildings, the area encompasses **Greek Revival** and Italianate-style residences that reflect the prosperity of the Allens by the mid-19th century. These include noteworthy examples of extended houses with connecting barns and carriage houses. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, the Allen's Corner-Peach Street Area appears to meet Criteria A and C of the National Register at the local level.

The following buildings within the Allen's Corner-Peach Street Area appear to be eligible for the National Register individually:

- Daniel Allen House/Walpole Almshouse - 663 East Street, Robert Allen House - 2 High Plain Street
- Abel Allen Cottage - 1 Peach Street, **Allen-Harkness House - 38 Peach Street**

Allen's Corner Area Historic Properties Inventory



Arrow points to 38 Peach Street
Allen, J - Capt. Harkness House

(Reference: MA Cultural Resource Information System; Kathleen Broomer, 2008 Walpole Historic Properties Survey)

Town of Walpole Chapter 349 Historic Structures

349-2 Definition

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Christine Cochrane, All Rights Reserved 7/2020

ARCHITECTURALLY OR HISTORICALLY SIGNIFICANT BUILDING AND/OR STRUCTURE

Any building and/or structure which is at least 100 years old and:

A. Importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town of Walpole, the Commonwealth of Massachusetts, or the United States of America, or which is

B. Historically or architecturally important by reason of period, style, method of construction, or association with a particular architect or builder, either by itself or in the context of a group of buildings and/or structures.