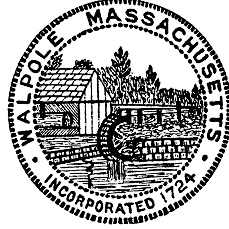


APPROVED

Members

Samuel D. Obar, Chair
Christine M. Cochrane, Vice Chair
Mark G. Almeda
George B. Ransom, Associate
Roger F. Turner, Jr.
Kathleen A. Birtwell, Associate



Walpole Historical Commission

Walpole Town Hall
135 School Street
Walpole, MA 02081

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

A meeting of the Walpole Historical Commission was held on November 5, 2016 at the Walpole Historical Society, 33 West Street

The following members were in attendance:

Samuel Obar, Regular Member, Chair
Mark Almeda, Regular Member
Christine Cochrane, Regular Member, Vice Chair
Roger Turner, Regular Member
Katie Birtwell, Associate Member
George Ransom, Associate Member

The following guests were in attendance:

Timothy Higgins, 1034 East Street
Carl Swanson, Barn - 1000 West Street
Melissa Totten
John O'Leary

Chairman Sam Obar called the meeting to order at 10:00 am.

1034 East Street:

Mr. Obar gave an update on the Demo Application dated 11/1/16. Both Mr. Obar and Mark Almeda agreed and gave credit to the applicant on a such a detailed and complete application that was submitted. Timothy Higgins representing 1034 East Street, stated the intent of the project is to remove all existing structures and build a multifamily/ Commercial on first floor development. Mr. Higgins stated he has been involved with similar projects involving sites of this age and will work with the HC to remove pieces the HC feels are warranted. Mr. Obar, along with the board and applicant set Saturday, 11/19/16 at 8am to meet on the East Street side for a site visit. Mr. Almeda states a site visit of the HC does not need to be posted as long as there is no deliberation.

Mr. Almeda states this site at East Street is clearly Historically Significant; 10 Patents were developed here, from the late 1890's, important wooden manufacturing building. Roger Turner agreed 1034 East Street is Historically Significant. Mr. Obar believes it is also Historically Significant because it is an industrial building and the bylaw requires the HC to vote within 15 days of the application.

Mr. Obar makes a motion that the Buildings at 1034 East Street are Historically/Architecturally Significant. Mr. Almeda seconds the motion, stating the application is general and includes all the buildings on site.

The motion passed 4-0-0

Mr. Obar clarifies the procedure and after the site visit on 11/19/16, a Public Hearing will occur on Thursday, 12/1/16 at 7pm at the Walpole Town Hall to determine Preferably Preserved.

Mr. Higgins leaves the meeting

1000 West Street - Barn:

Mr. Obar states we are here today to discuss the application submitted on 10/14/16 for demolition of the barn at 1000 West Street and if it is Historically Significant. Mr. Obar understands the barn is no longer there and has been removed without following the proper procedures.

Carl Swanson, the owner of the property states the barn collapsed and was a safety issue because it was falling towards West Street, so he felt he had to demolish it. Mr. Swanson states his neighbor contacted him on Friday afternoon informing him the barn was collapsing. Mr. Swanson states when he arrived on scene the barn was leaning and he felt it was a public safety issue since it was 18 feet from the road and was compromising a daycare and an utility pole as well, so he tried unsuccessfully to push it the opposite direction and the wall fell in. Mr. Swanson then demolished the entire barn Friday night and Saturday morning. Mr. Swanson states he did not call the Walpole PD or FD because he did not give it a thought. Mr. Swanson states he is a contractor and does this kind of work all the time and knew he needed a permit to do this but felt it was too much of a safety hazard to wait and that is why he was at the Walpole Building Office at 8:01 am the following Monday.

Mr. Obar states along with the Walpole Historical Map from 1832 of West Street and probate records, the barn in question was originally part of the homestead at 1007 West Street, which according to current Walpole Assessors records was built in 1712. Mr. Obar presents related documents. Mr. Swanson confirms he believes the land was subdivided in about 1982 and this barn did go with the property at 1007 West Street.

Mr. Swanson states when he went to see Commissioner David Norton at the Building department, Mr. Norton was not happy with the demolition taking place and would not accept Mr. Swanson's application and wanted to go see the site. Mr. Swanson stated Mr. Norton took many photos of the site and informed him to place a fence around the debris site and do not remove anything. Mr. Swanson admits to not following Mr. Norton's directions and cleaned the site removing all the debris. Mr. Swanson said he admits he should not have done this but felt it was a liability and needed to be removed for the safety of the neighborhood.

Mr. Almeda asks if there is anything left and could the HC view the site. Mr. Swanson states there are some beams he tried to salvage that are still on site and the HC can come visit the site.

Mr. Swanson states the beams are all dry rot. Mr. Almeda asks Mr. Swanson to describe the barn. Mr. Swanson states the barn included a hay loft, horse stalls, hand hewn beams, had mortise and tenons. Inside the barn was lumber, an old carriage, pipe staging, car parts and other items.

Mr. Obar requests from the applicant, Mr. Swanson, a 14 day extension to the HC to review all information, perform a site visit to then make a decision. Mr. Swanson agrees to the 14 day extension. Mr. Obar along with the board and applicant set a date of Saturday, 11/12/16 at 9 am to visit the site on West Street. Mr. Obar then states the HC will make a determination on 11/17/16 at the HC regular monthly meeting.

Mr. Swanson leaves the meeting.

New Member

Mr. Sam Obar introduces Melissa Totten and her interest in becoming a member of the HC. Ms. Totten states she grew up in East Walpole and returned to Walpole 7 years ago. Ms. Totten studied American History and has a background in historical research. All members agreed Ms. Totten would be a great asset to the HC.

Mr. Obar states George Ransom will soon become a full member of the board once voted by the BOS and Ms. Totten will become an associate member.

2018 Budget

Mr. Obar states it is budget season. The HC's budget in the past has been \$600.00. Mr. Almeda states we need to beef up the secretary budget so we could attain one. The HC has been without a secretary since the resignation of Ms. Conrad in July of 2015. Mr. Turner requests monies for office supplies, copies, to establish an account with the Registry of Deeds for research and for membership fees to organizations such as Historic New England. Christine Cochrane suggests monies for external digital storage for the HC's ipad. It is agreed that \$1,500.00 should be requested for Personnel and \$300.00 for supplies/memberships. The HC will vote at the next monthly meeting to justify these expenses.

Annual Report

Mr. Obar states we need to begin thinking about the Walpole Annual Report and what the HC would like to submit.

ipad

Mr. Almeda would like to begin work on the barn survey. Ms. Cochrane and Mr. Ransom volunteer to help with that project. Mr. Obar feels the ipad should be stored at the HC office in the Deacon Willard Lewis House. The HC Board agrees the HC room at the Deacon Willard Lewis house needs to be organized and an area should be set up for research.

New Agenda Format

Mr. Obar would like input from the HC. Mr. Turner request that no smaller than a 12pt. font used.

Correspondence

Mr. Obar discusses a letter received from the Norfolk Registry of Deeds seeking information on notable people in the town past and present who could be featured on their website. A sample was provided by the Registry of Deeds. Mr. Ransom volunteers to work on a submission on behalf of the HC. Mr. Ransom will be submitting information on Bradford Lewis and one of the Plimptons.

Old Business

Mr. Obar states he has sent the letter regarding Union Station to the Secretary of Transportation, but has not received a response.

Mr. Obar acknowledges the reuse of Old Town Hall on the upcoming Selectmen's agenda 11/9/16. Mr. Obar believes the BOS will be voting to appoint members to the reuse committee. Mr. Obar hopes one of the HC members will be on this committee and urges the HC to support such an appointment.

Mr. Obar updates the HC on the loan of Ms. Cochrane's photos to the HC, which are currently in the process of being organized and stored in the HC office.

Final Remarks

Mr. Obar informs the HC that he will post all the meetings discussed at this meeting and will send a reminder email to all members.

Mr. Almeda states we need to be prepared for our West Street visit and the board needs to gather as much information as possible, including visiting and interviewing the neighbors.

Mr. Turner made a motion to adjourn. Mr. Obar seconded the motion.

The motion passed 4-0-0