

APPROVED

Members

Samuel D. Obar, Chair
Christine M. Cochrane, Vice Chair
George B. Ransom
Roger F. Turner, Jr.
Kathleen A. Birtwell
Melissa Totten, 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 9, 2017 at the Walpole Town Hall, Room 116.

The following members were in attendance:

Samuel Obar, Regular Member, Chair
Christine Cochrane, Regular Member, Vice Chair
Roger Turner, Regular Member
George Ransom, Regular Meeting
Kathleen Birtwell, Regular Member

The following members were not in attendance:

Melissa Totten, Associate Member

The following guests were in attendance:

Olivia Cullen - 27 Bubbling Brook Road
Charles Hayes - 1354 North Street
Walter Gormley - 1358 North Street
David Allen - Owner of Record 1350 North Street
Maureen Mazzola - 1350 North Street
Emily Conrad - Wendy Street
John O'Leary - Washington Street
Nick Salem - Spring Street
Michael Brandon, real estate broker

Chairman Sam Obar called the meeting to order at 7:00 pm.

1350 North Street

Mr. Obar states the applicant, David Allen has applied for a demo permit on October 26, 2017 of the structure located at 1350 North Street, Walpole, MA. Since the structure was built in 1745, under the Demo Delay Bylaw (Chapter 349) the application is required to go before the HC. Members of the HC toured the property at 1350 North Street prior to this meeting on 11/9/17 at 6 pm.

DRAFT

Mr. Obar opens the discussion to Roger Turner who has put together a binder containing historical maps, articles, MACRIS, Assessor Database information on the structure. verifying the date of 1740-1745. Mr. Turner states the structure is very unique, CT saltbox style with a massive central chimney.

Mr. Allen states his intention is to demolish the structure. He has offered the structure to an investment developer to have it moved but he can not find anyone who wants it. He states he has no intention of rehabbing the property. Mr. Allen says he just bought the property and he is not going to resell or try to resell.

Mr. Obar

- one of the oldest houses in Walpole
- extensive documentation exists about the property
- historically significant

Christine Cochrane

- Saltbox style, central chimney
- where else in Walpole is there a structure similar?
- very old, 1745
- purpose of the HC is to preserve historic properties in Walpole

Mr. Turner

- wide boards - value
- located on the oldest sawmill road
- Road/House are historically significant for the town
- wooden joints evident

Mr. Ransom

- a lot of historic flavor to the house, could be brought back
- questioned why the Boston Globe - on 11/4/17 published a for sale ad for the property - \$478,500, is the property for sale?

Mr. Allen states he had no knowledge of this, he is the owner and it is not on the market.

Ms. Cochrane

- Questions whether the application before the HC is complete, the applicant has not filled out the brief description of the proposed reuse.

Mr. Allen asks why does the HC need to know what the reuse is. Mr. Allen states he does not feel comfortable disclosing the reuse, it is to be determined. Mr. Obar explains to the applicant that it is a requirement of the HC bylaw to provide a brief description of the proposed reuse. Mr. Obar states the HC will work with applicants with the goal of new structures maintaining the historic character of its' surroundings. Mr. Allen states if you need to know the reuse then, it will be a vacant lot. Ms. Cochrane states she does not appreciate Mr. Allen making light of this board. She states we did not make the bylaw but we were appointed to uphold the bylaw and the

APPROVED

purpose of the HC is to protect historic properties in the town of Walpole. Mr. Allen states he is not making light of the board and it is not his intention.

Mr. Obar asks if the Commission is okay with the public speaking on this issue, even though this is not advertised as a public hearing. The Commission allows public comment.

Olivia Cullen

- uncomfortable to hear the house is going to be torn down to build, you don't know what it is going to be?

Charles Hayes

- the house is historically significant, it is almost 300 years old
- the house has seen the Civil War, WWI, WWII, 1938 Hurricane and it continues this day
- all for technological advancements - the house can be modernized keeping its' historic significance
- find someone who is interested in doing just that
- flattening it to destroy it - to replace it with something that does not fit the neighborhood is detrimental
- why is the reuse TBD? Another Solar Farm? Giant House? Section 8 Housing?

Ms. Cochrane makes the motion that the Walpole Historical Commission determines the property at 1350 North Street, Walpole, MA is Historically Significant based on period, style, and method of construction. Kathleen Birtwell seconds the motion.

Favorable Action 5-0-0

Ms. Cochrane makes a motion to reconsider the motion. Mr. Ransom seconds.

Favorable Action 5-0-0

Ms. Cochrane makes the motion that the Walpole Historical Commission determines the property at 1350 North Street, Walpole, MA is Historically Significant based on period, style, and method of construction, with the condition that the applicant/owner, David Allen provides the future use of the property by the date of the public hearing set for 11/27/17 in accordance with the Town of Walpole Demolition Delay Bylaw 349-4 Procedure B, v. Mr. Ransom seconds the motion.

Favorable Action 5-0-0

Mr. Obar informs the applicant, Mr. Allen of the next required steps: the Walpole Building Commissioner will be notified of the decision, no demolition can proceed at this time, a Public Hearing will be set for 11/27/17 at 7pm (location TBD), the applicant is required to place an ad in the local paper advertising the information of the Public Hearing for 2 weeks prior to the Public Hearing.

Mr. Allen agrees and states he will do his best to provide a brief description of the reuse prior to the Public Hearing on 11/27/17.

DRAFT

The applicants and neighbors left the meeting.

The Commission discussed that it appears on the demolition application that there is a whited-out reference to an educational use being proposed as a reuse for the property.

Open Forum

136 Peach Street

Allen House built in 1825 - oldest house on Scenic Street

Michael Brandon and Nick Salem

- The property at 136 Peach Street is for sale and would like input from the HC on what can and can not be done to house under HC jurisdiction. Specifically they intend to work on the roof, garage doors and possibly add a room.

Mr. Obar cites the Demolition Delay Bylaw 349 and advises that the owner take a look at it. Mr. Obar states the HC will be notified if demolition is applied for under our bylaw. Mr. Salem says he does not intend to demolish the house, so this shouldn't be an issue.

Demolition Delay Bylaw

Mr. Obar

- Spring TM Warrant closes on 1/23/18, if the HC would like to submit an Article to make changes to the bylaw they need to be submitted
- HC would like to increase the delay time to 12 months, Mr. Obar will send this and other changes to Town Counsel for review, then a public hearing will be required

Barn Survey

Mr. Obar thanks Ms. Birtwell for hand addressing the envelopes and to Ms. Cochrane for copying and help in stuffing the envelopes. Mr. Ransom states he has 8 pages of introductory background completed and all he needs to do now is to compile the results of the survey as they are returned.

Budget

- Request due 12/1/17
- HC will request \$1,266 for a secretary or the shared services of a secretary with the cost determined by the town
- \$315 for expenses

Union Station

- Colin Harding a former Walpole resident who lives out of state now contacted Mr. Obar urging the HC to continue to get a response from the MBTA regarding Union Station and a plaque, and offering to pay for the plaque.
- Mr. Obar will send another letter to the MBTA requesting their assistance in placing a plaque at the station to acknowledge its' position on the National Register of Historic Places in 2016.

APPROVED

Adjournment

At 9:06 pm Mr. Turner makes a motion to adjourn. Ms. Birtwell seconds the motion.
Favorable Action 5-0-0.