

APPROVED MINUTES

Members

Mark Almeda, Chair
Christine Cochrane
Samuel Obar
Roger F. Turner, Jr., Vice – Chair



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 July 21, 2016 in the Walpole Room of the Walpole Public Library.

The following members were in attendance:

Mark Almeda, Regular Member, Chair
Christine Cochrane, Regular Member
Samuel Obar, Regular Member
Roger F. Turner, Jr., Regular Member, Vice Chair

The following guests were in attendance:

Christopher O'Neil
Christopher Timson
Warren Cottrell
Roberta Cottrell

The meeting was called to order at 7:01 p.m.

Mark Almeda made a motion that the buildings at 453 Winter Street should be preferably preserved. Christine Cochrane seconded the motion.

Warren Cottrell provided the Commission with a copy of two letters. One was from Stephen C. Staples, president of Staples Cabinet Makers, Inc., which stated that he saw "nothing in this building worth the time it would take to salvage the materials." The other letter was from real estate agent Fran McDavitt of ReMax, stating that in the time the property was on the market, starting on July 15, 2015, nobody ever stepped forward with interest in preserving the property.

(Both documents are attached to these minutes as a matter of record.)

Sam Obar and Roger Turner stated that they would be in favor of allowing the demolition to proceed.

The purchaser, Chris O'Neil, stated he intends to preserve and salvage whatever parts of the house he can.

Chris O'Neil, the attorney for Mr. O'Neil, said while the structure has historical significance, no one has stepped forward to preserve it.

Mr. Almeda said he would like to see the hand-planed wood re-used in the new house, along with the door knobs.

All the outbuildings are being demolished as well as the house.

Mr. O'Neil said he would communicate on an ongoing basis with the Commission about the demolition process.

The Commission voted 0-4-0, defeating the motion.

(Mr. O'Neil, Mr. Timson, and Mr. and Mrs. Cottrell left the meeting at this point.)

Meeting Minutes:

Mr. Almeda made a motion to accept the minutes of June 16, 2016. Christine Cochrane seconded the motion. **The motion passed 4-0-0.**

Email:

Mr. Almeda said he is no longer using personal email for Commission business.

iPad:

Mr. Almeda said town staff did not purchase the correct iPad model for the Commission per the vote at the last meeting. This issue will need to be corrected. There is a problem with communication and disrespect from town staff toward the Commission.

Building Commissioner:

Mr. Almeda said the Building Commissioner will come to a future meeting to discuss ways to more clearly define the demolition delay process.

Union Station National Register:

Mr. Almeda made a motion that the Commission organize a ceremony to honor Walpole Union Station's listing on the National Register of Historic Places, and that Sam Obar will take the lead on this. Mrs. Cochrane seconded the motion. **The motion passed 4-0-0.**

It was decided that the MBTA should have input into the wording of the plaque for the building, and they should preferably pay for it.

The date of the ceremony should be in spring 2017, depending on the MBTA's availability.

Cannons:

Mr. Turner said the cannon near the fire station needs to be moved to a new location near School Street and East Street. The Town Administrator has requested the Commission take a vote supporting this move.

Mr. Turner made a motion that the Commission is in agreement with the proposal to move the cannon to the East Street side of Spring Brook. Mr. Obar seconded the motion.

The motion passed 4-0-0.

Adjournment:

Mr. Almeda made a motion to adjourn the meeting. Mr. Turner seconded the motion. **The motion passed 4-0-0.**

June 24, 2016

Staples Cabinet Makers Inc.
Dba Creative Art Furniture
20 John Williams Street
Attleboro, MA 02703

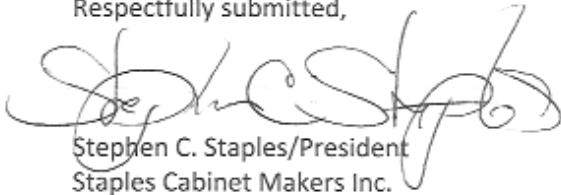
To Whom It May Concern:

Subject: Antique House on 453 Winter Street

I looked at the house on 453 Winter Street in South Walpole for the purpose of salvaging wood for my business. I build handcrafted furniture using salvaged wood, metal and architectural fragments.

I saw nothing in this building worth the time it would take to salvage the materials.

Respectfully submitted,



Stephen C. Staples/President
Staples Cabinet Makers Inc.



Francis P. McDavitt, Jr.

Historical Commission
135 School St.
Walpole, MA 02081

RE: Cottrell Property
453 Winter St.
Walpole, MA 02081

Dear Historical Commission,

The Cottrell property was placed on the market for sale on July 15, 2015.

Prior to the current accepted offer that is in place, there were two additional offers. Both of these contained a contingency for demolishing the existing home and the ability of the buyer to obtain a building permit for a new single family home.

There were numerous showings of the home (prior to the accepted offer of Feb 11, 2016) but there was never an interested party that wanted to preserve and renovate the existing structure.

If there should be any additional information needed, please feel free to give me a call.

Best,

Fran McDavitt
RE/MAX Real Estate Center.



RE/MAX Real Estate Center
600 Main Street
Walpole, MA 02081

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