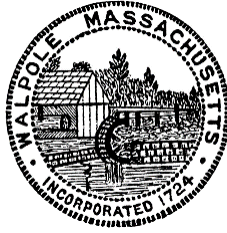


APPROVED

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 December 4, 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 guests were in attendance:

Mark Mastroianni - 767 & 777 East Street

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

Walpole Outdoors (a.k.a. Walpole Woodworkers) Demolition Application

The Commission performed a site visit on Saturday, December 2, 2017.

In response to the Commission's questions, Walpole Outdoors will be keeping the "Saw Man", the model truck and the bells that the Commission members observed during the site visit. Walpole Outdoors is working on documenting the site's history and the important role they played in Walpole history, including their beginnings when they cut cedars from the Cedar Swamp providing jobs during the depression.

Mr. Obar states the Commission will consider and vote on the demolition of each structure separately.

Building 1 - Commercial Annex - Allen House - 777 East Street

Roger Turner –

- Provides the Commission with a binder of photos taken on the site visit
- Reports the Allen family was a prominent builder, an important family to the town, Civil War, we have documentation on the people and structure.

- Stairs do not seem historically correct, if you take the wallboard off you could say the frame is in good shape
- Only 2 fireplaces, would have expected to see 1 or 2 more
- Entrance has not changed much
- Very definitely “historically significant”
- Unique covered back stairway - possibly a 2nd floor outhouse

George Ransom

- Asks Mr. Mastroianni to give a description of the proposed development.
- Mr. Mastroianni - For Sale Condo Units, Age Qualified, 4 Buildings, 186 Units, Single Story Living, Parking Underground, 900 SF – 1500 SF, 1-2 bedrooms
- During the site visit, the tour guide, Lori Dullea did a great job
- Agrees with Mr. Turner the building is “historically significant”

Both Katie Birtwell and Christine Cochrane agree the structure is “historically significant” to the Town of Walpole.

Building 2 - Administration/Sales

Mr. Turner

- Age-wise, the structure is old, but there is no historical material on this property
- More modern and cut up
- Does not feel this is “historically significant”

Ms. Birtwell

- Agrees - It is difficult to see anything historic because of the remodeling
- Vault - interesting but not really a vault, they just kept papers in it

Mr. Obar

- Inquires about the location of the proposed driveway in the new Pulte development - Possibly subdivide off the piece on which the Allen House sits to sell to someone who could possibly rehab it?

Mr. Mastroianni

1. Site needs to be cleaned up
2. Protect open space
3. Never considered preserving the structure
4. Needs to be removed from our property - mold/water damage - did not explore selling it
5. Building a beautiful project - do not want a building in disrepair

Mr. Obar makes a motion that the Walpole Historical Commission determines the property at 767 East Street - the Administration/Sales Building, Walpole, MA is NOT Historically Significant based on period, style, and method of construction in accordance with the Town of Walpole Demolition Delay Bylaw 349-4. Ms. Birtwell seconds the motion.

The motion is approved 5-0-0.

APPROVED

Mr. Ransom makes the motion that the Walpole Historical Commission determines the property at 777 East Street, Walpole, MA is Historically Significant based on age, the documented Allen Family's contribution and significance to the Town of Walpole in accordance with the Town of Walpole Demolition Delay Bylaw 349-4. Ms. Cochrane seconds the motion.

The motion is approved 5-0-0.

Mr. Obar informs the applicant, Mr. Mastroianni 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 1/2/18 at 6:30 p.m., the applicant is required to place an ad in a local newspaper advertising the public hearing at least two weeks prior to the hearing.

Mr. Mastroianni inquires on the purpose of the hearing. Mr. Obar explains this hearing is for public input, possible preservation, and rehab of the structure. It is required to be held by the bylaw.

Correspondence

Melissa Totten - Mr. Obar shares a very courteous resignation letter from the former Associate Member.

Old Business/Updates

1350 North Street - Mr. Obar reports he has not heard from the applicant and he had put this on the agenda as a placeholder in the event that they attended. The subject of the building's possible relocation to Adams Farm will be on the Adams Farm Committee's agenda on 1/2/18.

Historic Districts - Mr. Obar reports this issue was raised by the residents of the neighborhood around 1350 North Street. The state guidelines on historic districts mandates that the first step would be for the Selectmen to create a study committee. The Commission's official position on this is for the neighborhood to lead the effort, and to come to the Commission with a petition and it will be discussed, and if the Commission can support them then they will.

Bird Family Memorial

Mr. Ransom reports on visiting the site - Poor, sad, nice views and would like to see it saved. Mr. Obar reports the Homeowner Association is offering it to the town to take over. Mr. Obar feels it is significant enough that it needs to be protected. Mr. Ransom suggests approaching the Trustees of Reservations who own Francis William Bird Park, to see if they would be interested in taking control of this site. Mr. Obar will contact the Trustees.

Union Station Plaque

The Commission agrees that a plaque should be installed now. Members of the Commission will meet with a representative from the MBTA to decide the placement of the plaque on the building. Mr. Colin Harding has donated the cost of the plaque, he is a Walpole native now living out of state.

Demolition Delay Bylaw Update - 2018 Spring TM Warrant Article

Mr. Obar reviews the next steps -

1. Commission must vote to sponsor an article on the Warrant
2. The Commission would work with Assistant Town Administrator Tom Gregory
3. The article gets put on the Warrant
4. Town Counsel reviews the article

Mr. Ransom makes the motion the Commission wishes to sponsor an Article on the 2018 Spring TM warrant to amend Chapter 349 of the Town of Walpole Bylaws. Ms. Cochrane seconds the motion.

The motion is approved 5-0-0.

2018 Commission Goals:

Mr. Obar presents draft goals for the Commission in 2018. The Commission decides on the following goals:

- Make updates to the Demolition Delay Bylaw at Spring 2018 Town Meeting
- Increase the Commission's membership
- Bring Barn Survey to a successful conclusion, with inventory and photos to be filed permanently at Historical Society and a copy at Walpole Library and online
- Obtain funding for a permanent part-time secretary
- Organize Historical Commission office at DWL House, and potentially explore creating permanent office space at Old Town Hall
- Continue involvement with Old Town Hall Reuse Committee to ensure the building's permanent preservation and rehabilitation
- Incorporate metal detectors as part of site visits
- Install plaque at Union Station and hold a ceremony for unveiling
- Plan walking tour of Plimpton Street
- Continue tours of local homes and tour local industries, such as Hollingsworth & Vose and Peggy Lawton
- Obtain business cards for Commissioners
- Sponsor more seminars for Historical Commissions with the Mass. Historical Commission
- Identify and begin process to put local building, or district, on the National Register of Historic Places
- Transition to a new chairman
- Plan Walpole Tri-centennial
- Create house plaque program

Adjournment

At 9:00 p.m., Mr. Turner makes a motion to adjourn. Ms. Birtwell seconds the motion. The motion is approved 5-0-0.