



TOWN OF MEDWAY
HISTORICAL COMMISSION
155 Village Street
Medway MA 02053

Commission website:
www.townofmedway.org/historical-commission
Primary Contact:
Building Department
Phone: 508-533-3204

APPLICATION TO DEMOLISH A BUILDING 75 OR MORE YEARS OLD

(PURSUANT TO ARTICLE XVII OF MEDWAY GENERAL BYLAWS)

PLEASE FILL THIS FORM OUT AS COMPLETELY AS POSSIBLE AND WRITE LEGIBLY.

Site Address(es): 21 HIGH STREET	Current and Proposed Use(s) of Building: (please indicate which is current and which is proposed)
Parcel ID(s): MAP 57 PARCEL 062	Single Family Residence C <input checked="" type="checkbox"/> P <input type="checkbox"/>
Zoning District(s): A211 MULTI FAMILY DISTRICT MHD ^{OVERLAY}	Multifamily Residence C <input type="checkbox"/> P <input type="checkbox"/>
Year building was constructed: APPROX 1880	Commercial C <input type="checkbox"/> P <input type="checkbox"/>
Year building (lot) was acquired by owner: NOV 2018	Industrial C <input type="checkbox"/> P <input type="checkbox"/>
Registry of Deeds Book & Page(s): BOOK 36435 PAGE 252	Agricultural C <input type="checkbox"/> P <input type="checkbox"/>
Other (please explain below): C <input type="checkbox"/> P <input checked="" type="checkbox"/>	
Brief description of Building (include attachments if necessary): SINGLE FAMILY WITH ATTACHED BARN	
Brief description of proposed use and/or changes to be made to building and/or site (include attachments if necessary): DEMOLISH AND BUILD NEW DWELLINGS	
Applicant(s): PATRICK LARKIN	Owner(s) of Property: MEDWAY DEVELOPMENT LLC

Application must include color photos of all sides of building exterior and all outbuildings visible from streets (minimum size 4" x 6")

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Historical Commission public hearing associated with this application are true to the best of my knowledge.

Signature of Applicant/Petitioner or Representative

Nov 29th 2018

Date

Signature Property Owner (if different than Applicant/Petitioner)

Nov 29th 2018

Date

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as co-applicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s): PATRICK LARKIN LARKIN REAL ESTATE GROUP INC	Phone: 978-837-6677
	Email: TURNPIKERE@yahoo.com
Address: 383 MAIN ST MEDFIELD, MA 02052	
Attorney/Engineer/Representative(s): MICHAEL LARKIN	Phone: 978-658-0333
	Email: Michael e LawLarkin.com
Address: 383 MAIN ST MEDFIELD, MA 02052	
Owner(s): MEDWAY DEVELOPMENT LLC	Phone: 978-837-6677
	Email: TURNPIKERE@yahoo.com
Mailing Address: P.O. Box 129 MEDFIELD, MA 02052	

PLEASE RETURN THIS FORM TO:

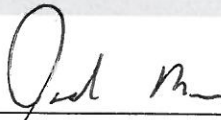
MEDWAY BUILDING DEPARTMENT, 155 VILLAGE STREET MEDWAY, MA 02053

BUILDING COMMISSIONER WILL FORWARD THIS APPLICATION TO THE MEDWAY HISTORICAL COMMISSION

FOR TOWN USE ONLY

To be filled out by the Building Commissioner:

11/29/2018
Date Received


Signed Medway Building Commissioner

To be filled out by the Historical Commission:

Date Received

Signed Medway Historical Commission

☐

The building(s) is not historically significant. No action will be taken by the M.H.C.

Date M.H.C. filed Initial Determination with Building Commissioner:

☐

The M.H.C. has made an initial determination that the building(s) is historically significant and a public hearing will be scheduled.

Anticipated date for hearing (if applicable):

EXTERIOR INFORMATION

Type: 15 - OLD STYLE

Sty Ht: 2 - 2

(Liv) Units: 1

Foundation: 3 - BRICK/STONE

Frame: 1 - Wood

Prime Wall: 4 - Vinyl

Sec Wall: 1

Roof Struct: 1 - GABLE

Roof Cover: 1 - ASPHALT SHNG

Color: WHITE

View / Desir:

GENERAL INFORMATION

Grade: C - Average

Year Bld: 1880

Alt LUC:

Jurisdct:

Const Mod:

Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/L: STD

Prim Int Wall: 2 - PLASTER

Sec Int Wall: 1

Partition: 1 - TYPICAL

Prim Floors: 3 - Hardwood

Sec Floors: 2 - Softwood

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - TYPICAL

Insulation: 20 - Partial

Int vs Ext: S

Heat Fuel: 2 - GAS

Heat Type: 5 - STEAM

Heat Sys: 1

% Heated: 100

Solar HW: NO

% Com Wal:

% Central Vac: NO

% Sprinkled:

BATH FEATURES

Full Bath: 1

A Bath:

3/4 Bath:

A 3QBth:

1/2 Bath: 1

A HBth:

Othr Fix:

OTHER FEATURES

Kits: 1

A Kits:

Fpl:

WSFlue:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

COMMENTS

AREA REDUCED FOR FY2000//REDUCED FOR FY07 TO CREATE 19A HIGH ST//.

RESIDENTIAL GRID

1st Res Grid Desc: # Units: 1

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals

RMs: 5

BRs: 2

Baths: 1

HB: 1

REMODELING

Exterior

Interior

Additions

Kitchen

Baths

Plumbing

Electric

Heating

General

Totals

1

5

2

RES BREAKDOWN

No Unit RMS BRS FL

1

5

2

SKETCH

SUB AREA				SUB AREA DETAIL			
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	% Type
STG	Storage	1,869	14,310	26,752	BMT	75	
FFL	First Floor	997	96,360	96,073			
BMT	Basement	748	19,270	14,411			
SFL	Second Floor	648	96,360	62,443			
UAT	Attic	162	14,450	2,342			
UCN	Canopy	144	13,170	1,896			
ATC	Fin Attic	122	96,360	11,771			
OFP	Open Porch	48	30,000	1,440			
Net Sketched Area				1,738			
Size Ad				1,767.15	Gross Area		
				5,700	Fin Area		
				1767			

AssessPro Patriot Properties, Inc

IMAGE

PARCEL ID: 57-062

Parcel Description: 1767.15 Gross Area

Appr Value: 14,000

Fact NB Fa: 600

Final Total: 149,700

Val/Su SzAdj: 84.71

Ind Val: 96.36

Before Depr: 31.60

Val/Su Net: 31.60

Val/Su SzAdj: 84.71

More N

Total Yard Items: 14,600

Total Special Features: 14,600

Total: 14,600

EXTERIOR INFORMATION

Type: 15 - OLD STYLE

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Sec Int Wall: 1

Partition: 1 - TYPICAL

Prim Floors: 3 - Hardwood

Sec Floors: 2 - Softwood

Bsmnt Flr: 12 - Concrete

Subfloor:

Bsmnt Gar:

Electric: 3 - TYPICAL

Insulation: 20 - Partial

Int vs Ext: S

Heat Fuel: 2 - GAS

Heat Type: 5 - STEAM

Heat Sys: 1

% Heated: 100

Solar HW: NO

% Com Wal:

% Central Vac: NO

% Sprinkled:

BATH FEATURES

Full Bath: 1

A Bath:

3/4 Bath:

A 3QBth:

1/2 Bath: 1

A HBth:

Othr Fix:

OTHER FEATURES

Kits: 1

A Kits:

Fpl:

WSFlue:

CONDO INFORMATION

Location:

Total Units:

Floor:

% Own:

Name:

COMMENTS

AREA REDUCED FOR FY2000//REDUCED FOR FY07 TO CREATE 19A HIGH ST//.

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Electric

Heating

General

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Net Sketched Area				1,738			
Size Ad				1,767.15	Gross Area		
				5,700	Fin Area		
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AssessPro Patriot Properties, Inc

IMAGE

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More N

Total Yard Items: 14,600

Total Special Features: 14,600

Total: 14,600

APPROAISED: 327,100/ 327,100
USE VALUE: 327,100/ 327,100
ASSESSED: 327,100/ 327,100



Patriot
Properties Inc.

57 062
Map Parcel Unit

PROPERTY LOCATION

No Alt No Direction/Street/City
21 HIGH ST. MEDWAY

OWNERSHIP

Owner 1: BYRNES JAMES
Owner 2:
Owner 3:

Street 1: 212 PROVIDENCE ST.
Street 2:

Town/City: UXBRIDGE
S/Prov: MA
Postal: 01569

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Town/City:
S/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 835 ACRES of land mainly classified as ONE FAMILY with a OLD STYLE Building built about 1880, having primarily Vinyl Exterior and 1767 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 5 Rooms, and 2 Bdrms.

MOBILE HOME

Make:
Model:
Serial #:
Year Bld:

PROPERTY FACTORS

Item Code Description % Item Code Description
Z water 30 PUB WTRSE
S Sewer
n Electri
Census: Exmpt
Flood Haz: Topo
D Street
S Gas:

LAND SECTION (First 7 lines only)

Use Code LUC No of Units Depth/ Unit Type Land Type
101 ONE FAMILY 36373 SQUARE FEET

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.835	149,700	14,600	162,800	327,100
Total Card	0.835	149,700	14,600	162,800	327,100
Total Parcel	0.835	149,700	14,600	162,800	327,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 185.10		Parcel: 185.10	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2018	101	PV	149,700	14,600	835	162,800	327,100		preliminary bill
2017	101	FV	149,700	14,600	835	162,800	327,100		Year End Roll
2016	101	FV	191,100	14,600	835	143,900	349,600		Year end
2016	101	PV	170,200	14,600	835	128,500	313,300		Year End Roll
2015	101	FV	109,200	21,800	835	128,500	259,500		prelim
2015	101	CERT	109,200	21,800	835	128,500	259,500		prelim bills
2015	101	PV	108,000	21,800	835	137,100	266,900		Final
2014	101	FV	108,000	21,800	835	137,100	266,900		Final

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verf
N/A	04944-345		11/11/900	OTHER		No	No	

PAT ACCT.

Notes
1172

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
11/11/900	SS07-03	SPLIT/SU		C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/6/2016	INT INSP	AJS	AJS
10/7/2014	MEAS EXT	AJS	AJS
9/30/2002	REVIEW/ADJ	TB	TB
9/26/2002	MEAS EXT	JH	JH
10/5/1992	INSPECTED	JT	JT

Sign: _____

Alt	%	Spec	J	Fact	Use Value	Notes
					162,800	

Total ACHA: 0.83501	Total SF/SqM: 36373	Parcel LUC: 101	ONE FAMILY	Prime NB Desc: RES 5	Total: 162,797	Sp Credit:	Total: 162,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2018

tblaban

2018

Jack Mee

From: Patrick Larkin <turnpikere@yahoo.com>
Sent: Thursday, November 29, 2018 11:11 AM
To: Jack Mee
Subject: 21 high st medway

PHOTOGRAPH ADDENDUM

Borrower or Owner **Larkin Real Estate Group**

Property Address **21 High Street**

City **Medway** County **Norfolk** State **MA**

Client **Rockland Trust Company**

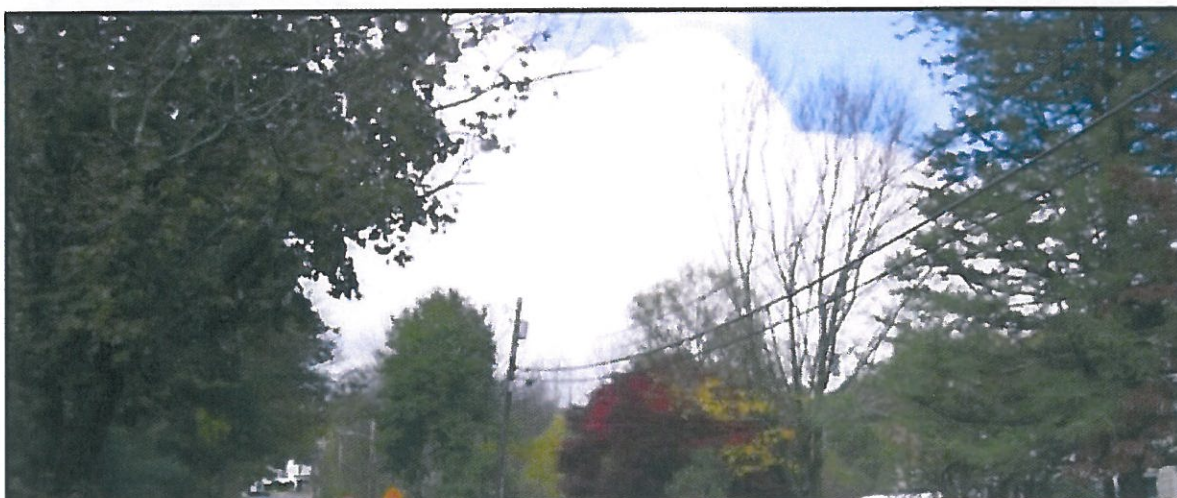




**FRONT VIEW OF
SUBJECT PROPERTY**



**REAR VIEW OF
SUBJECT PROPERTY**



**STREET SCENE OF
SUBJECT PROPERTY**







**Town of Medway
Building Department
155 Village Street
Medway, MA 02053**

Jack Mee
Building Commissioner
jmee@townofmedway.org

Rindo Barese
Building Inspector
rbarese@townofmedway.org

**APPLICATION TO DEMOLISH A BUILDING 75 OR MORE YEARS OLD
(PURSUANT TO ARTICLE XVII OF MEDWAY GENERAL BYLAWS)**

Site Address(es):		<u>Current Use of Building:</u>	<u>Proposed Use of Building:</u>
21 high	Single Family Residence	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel ID(s):	Multifamily Residence	<input type="checkbox"/>	<input type="checkbox"/>
57-062	Commercial	<input type="checkbox"/>	<input type="checkbox"/>
Zoning District(s):	Industrial	<input type="checkbox"/>	<input type="checkbox"/>
Year building was constructed:	Agricultural	<input type="checkbox"/>	<input type="checkbox"/>
1880	Other (please explain below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Year building (lot) was acquired by owner:			
2018	Other (details)		Will be filing with the Planning Board for multi family housing project

Registry of Deeds Book &
Page(s):
map 57, parcel 062, book
36435, page 252

Brief description of Building (include attachments if necessary):

Medway Development LLC is current owner proposes to demolish this structure and reconstruct multifamily.

Brief description of proposed use and/or changes to be made to building and/or site (include attachments if necessary):

Applicant(s):
Patrick Larkin

Owner(s) of Property:
Medway Development LLC

Application must include color photos of all sides of building exterior and all outbuildings visible from streets (minimum size 4" x 6")

I hereby certify that the information on this application and plans submitted herewith are correct, and that the application complies with all applicable provisions of Statutes, Regulations, and Bylaws to the best of my knowledge, and that all testimony to be given by me during the Historical Commission public hearing associated with this application are true to the best of my knowledge.

APPLICANT/PETITIONER INFORMATION

The owner(s) of the land must be included as an applicant, even if not the proponent. Persons or entities other than the owner may also serve as coapplicants in addition to the owner(s), however, in each instance, such person shall provide sufficient written evidence of authority to act on behalf of the owner(s). For legal entities such as corporations, LLCs, etc., list the type and legal status of ownership, the name of the trustees/officer members, their affiliation, and contact information. Please provide attachment for information if necessary.

Applicant/Petitioner(s):

Phone: 978-837-6677

Patrick Larkin

Address:

Email:

turnpikere@yahoo.com

Attorney/Engineer/Representative(s):

Phone:

Address:

Email:

Owner(s): Medway Development LLC

Phone: 978-837-6677

Address:

Email:

PLEASE RETURN THIS FORM TO:**MEDWAY BUILDING DEPARTMENT, 155 VILLAGE STREET MEDWAY, MA 02053****BUILDING COMMISSIONER WILL FORWARD THIS APPLICATION TO THE MEDWAY HISTORICAL COMMISSION****FOR TOWN USE ONLY**

To be filled out by the Building Commissioner:

Date Received_____
Signed Medway Building Commissioner

To be filled out by the Historical Commission:

Date Received_____
Signed Medway Historical Commission

☐ The building(s) is not historically significant. No action will be taken by the M.H.C.

Date M.H.C. filed initial Determination with Building Commissioner:

☐ The M.H.C. has made an initial determination that the building(s) is historically significant and a public hearing will be scheduled.

Anticipated date for hearing (if applicable):



-

Signature of Applicant/Petitioner or Representative

Date

Signature of Property Owner (if different than Applicant/Petitioner)

Date



Medway Historical Commission
Town of Medway
155 Village Street
Medway, MA 02053

December 17, 2018

Patrick Larkin, Applicant; Medway Development LLC, Owner
(by certified mail to P.O. Box 129, Medfield, MA 02053 and by e-mail)

Jack Mee, Building Commissioner (by regular mail and e-mail)
155 Village Street
Medway, MA 02053

Re: Demolition Permit Request Patrick Larkin and Michael Larkin, 21 High Street

Pursuant to our receipt of a Notice of Intent to Demolish the buildings at 21 High Street in Medway, MA dated November 29, 2018 and signed by the Medway Building Commissioner on November 29, 2018, the following action has been taken:

Commission members proceeded to do preliminary research on this property in the Medway Historic Properties Survey by Claire Dempsey, and to photograph the property. At its regular meeting on December 5th, the Historical Commission discussed the application to determine whether the building is potentially a preferably-preserved, historically significant building which would result in the need for a public hearing to determine whether a 12-month demolition delay would be in order. Att'y Michael Larkin was present at this meeting, and he described the property, his firm's plans, their desire to restore the house, if possible, while demolishing the attached barn and outbuildings. He invited Commission members to visit the site on Friday, December 14, 2018.

After this initial review the Historical Commission unanimously agreed that this house is historically significant, and a public hearing **is** required. The hearing will take place on Wednesday, January 16th, 2019 at 7:30 p.m. at the Senior Center, 76 Oakland Street. Notice of the hearing will be posted in a prominent location at the Town Hall and also on the Town website. As required, this letter is being sent to the applicant by Certified Mail. It is also being sent by e-mail to the above recipients.

The applicant needs to place a notice of the public hearing in the newspaper and to notify abutters of the property (including abutters of abutters within 300 feet) at least 14 days

prior to the public hearing. The Medway Assessors' Office can supply a list of abutters (there may be a small fee for this), and the Community and Economic Development Office at the Town Hall can help with the newspaper notice if needed.

Sincerely,

Jeanne Johnson

Medway Historical Commission
Jeanne Johnson, Chairman

E-mail addresses: TurnpikeRE@yahoo.com
 Michael@larkinRE.com
 JMee@townofMedway.org
 BSaintAndre@townofMedway.org (Community and Economic Development)