



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): 32 MILFORD ST	Current and Proposed Use(s) of Building: (please indicate which is current and which is proposed)
Parcel ID(s): 47-118	Single Family Residence C ☒ P ☒
Zoning District(s): AR -11	Multifamily Residence C ☐ P ☐
Year building was constructed: Approximately 1875	Commercial C ☐ P ☐
Year building (lot) was acquired by owner: 2019	Industrial C ☐ P ☐
Registry of Deeds Book & Page(s): 36636 pg 292	Agricultural C ☐ P ☐
Other (please explain below): C ☐ P ☐	
Brief description of Building (include attachments if necessary): Old cape home roughly 1400 sq ft requiring extensive renovations to be habitable.	
Brief description of proposed use and/or changes to be made to building and/or site (include attachments if necessary): We would like to demolish the existing home and build a new home slightly farther back from road. New home size to be between 1900 - 2000 sq ft.	
Applicant(s): James Washek, Lisa Washek	Owner(s) of Property: James Washek, Lisa Washek

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.

		3-29-19
Signature of Applicant/Petitioner or Representative		Date
		3-29-19
Signature Property Owner (if different than Applicant/Petitioner)		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): James / Lisa Washek	Phone: 508 441 7444
	Email: jwashek@comcast.net
Address: 57 Carl Rd Holliston MA 01746	
Attorney/Engineer/Representative(s):	Phone:
	Email:
Address:	
Owner(s): James / Lisa Washek	Phone: 508 441 7444
	Email: jwashek@comcast.net
Mailing Address: 57 Carl Rd Holliston MA 01746	

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):



Street View



Street View Google



Rear



R side view



L side view

131.73'

EXISTING GARAGE

AREA
22,913 S.F.

132.00'

POLE #17/150

SEPTIC FIELD

BT DRIVE

PATIO

1.507 W/F
15633
15634
WAREHOUSE

EXISTING 15 GAL TANK

10' W/PLE

SPK SET IN
10' W/PLE
ELEV=527.84

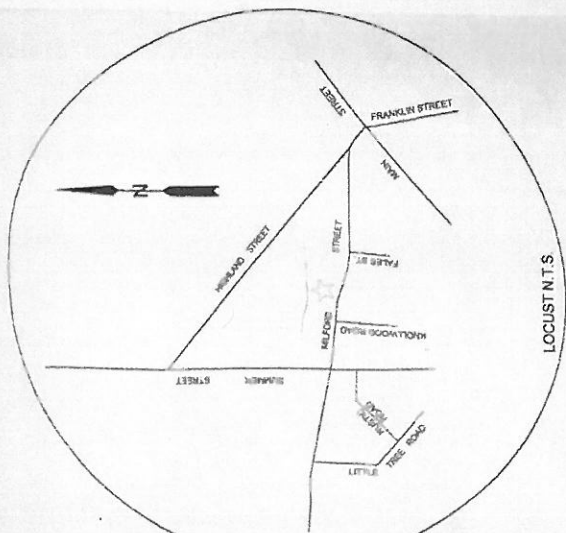
PROPOSED 15 GAL TANK

MILFORD (50' WIDE) STREET

MEDWAY, MA.

OWNER: James Washek
32 Milford Street
Medway, Ma. 02053

COLONIAL ENGINEERING INC.
111 AWL STREET MEDWAY, MA.
508-533-1644



I CERTIFY THAT THE PROPOSED STRUCTURE SHOWN ON THIS PLAN CONFORMS TO THE ZONING BY-LAWS OF THE TOWN OF MEDWAY, MA. AND DOES NOT LIE WITHIN THE FLOOD PLAIN.



EXTERIOR INFORMATION

Type 15 - OLD STYLE

Sty Ht 1T - 1 TQS

(Liv) Units 1

Foundation 3 - BRICK/STONE

Frame 1 - Wood

Prime Wall 1 - Wood Shingle

Sec Wall 1

Roof Struct 1 - GABLE

Roof Cover 1 - ASPHALT SHNG

Color

View / Desir

GENERAL INFORMATION

Grade C - Average

Year Blt 1855

Alt %

Jurisdct

Const Mod

Lump Sum Adj

INTERIOR INFORMATION

Avg Ht/FL STD

Prim Int Wall 2 - PLASTER

Sec Int Wall

Partition 1 - TYPICAL

Prim Floors 3 - Hardwood

Sec Floors

Bsmnt Flr 12 - Concrete

Subfloor

Bsmnt Gar

Electric 3 - TYPICAL

Insulation 10 - Full

Int vs Ext S

Heat Fuel 1 - OIL

Heat Type 5 - STEAM

Heat Sys 1

% Heated 100

Solar HW NO

% Com Wal

SPEC FEATURES/YARD ITEMS

Code Description A YIS Qty

Size/Dm

Qual

Con

Year

Unit Price

D/S

Dep

LUC

Fac

NB Fa

Appr Value

JCodJFact

Juris Value

BATH FEATURES

Full Bath 1

A Bath

3/4 Bath

A 3QBth

1/2 Bath 1

A HBth

Othr Fix

OTHER FEATURES

K/its 1

A KIts

Fpl 1

WSFlue

CONDO INFORMATION

Location

Total Units

Floor

% Own

Name

DEPRECIATION

Phys Cond FR - Fair

Functional

Economic

Special

Override

Total

COMMENTS

left notice with occupant, no measure.

RESIDENTIAL GRID

1st Res Grid Desc

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

RES BREAKDOWN

No Unit

RMS

BRS

FL

Totals

CALC SUMMARY

Basic \$ / SQ 96.00

Size Adj 1.29999995

Const Adj 0.89091086

Adj \$ / SQ 111.186

Other Features 18500

Grade Factor 1.00

Neighborhood Inf 1.000000000

LUC Factor 1.00

Adj Total 168859

Depreciation 74129

Depreciated Total 94730

WTA \$ / SQ

AvRate

Ind Val

Juris Factor

Before Depr 111.19

Special Features 0

Val/Su Net 43.16

Final Total 94700

Val/Su SzAd 82.19

COMPARABLE SALES

Rate

Parcel ID

Typ

Date

Sale Price

SUB AREA

Code

Description

Area - SQ

Rate - AV

Undepr Value

Sub Area

% Usbl

% Type

Qu # Ten

SUB AREA DETAIL

BMT

Basement

770

22,240

17,123

FFL

First Floor

770

111,190

85,613

TQS

3/4 Story

382

111,190

42,495

PAT

Patio

160

5,250

840

EFF

Endos Porch

112

38,290

4,288

Total

150,359

Size Ad

1152.1999

Gross Area

2358

FirArea

1152

Net Sketched Area 2,194

SKETCH

AssessPro Patriot Properties, Inc

IMAGE

20,300

Total

20,300

Total Special Features

20,300

Total Yard Items

20,300

More N