



Town of Medway
Medway Historical Commission
Minutes
Wednesday January 16, 2019, 7:30pm
Medway Senior Center, 76 Oakland Street, Medway, MA

MEMBERS PRESENT:

Jeanne Johnson, Chair; Paul Russell, Vice-Chairman; Eugene Liscombe, Treasurer and CPC Representative; Bruce Hamblin, Cher Hamilton and Kathleen Hickey, members

ALSO PRESENT:

Barbara J. Saint Andre, Director, Community and Economic Development
Wendy Harrington, Recording Secretary

Ms. Johnson introduced members of the Medway Historical Commission to those in attendance. She then opened the public hearing at 7:33pm.

Property 21 High Street, Medway
Michael and Patrick Larkin, Larkin Real estate, both present at the hearing

Ms. Johnson explained that the Historical Commission is charged with protecting Medway's older buildings and heritage. The Commission understands that all properties can't be saved, but they try to protect the two historic districts in town.

Some of the criteria considered, which determine a property's significance, are:

- Is the current owner applying for permit to demolish?
- Is the house over 75 years old?
- Has the historic integrity been preserved?
- Is it located in a historic district?
- Is it listed on the historic survey?
- Is it uniquely representative in design or architecture of the period in which it was built?
- Will the loss negatively impact the street scape?

The approximately 175-year old building at 21 High Street is located between two historic districts and is listed on the historic survey of 1998-1999. Parts of the building have been preserved and the feeling is the residents will determine if the loss of the building will negatively impact the street scape.

Ms. Johnson spoke of the two historic districts and talked of Woods Corner which still has some businesses and houses that are historic and may be nominated in the future.

Mr. Larkin purchased the property two months ago and understands there is a multi-stage process before work can be started on the property. The intention, if possible, is to preserve the main part (once known as the Phillip Sparrow House) of the house and to update it to today's building code.

There are several smaller buildings that have been added on over time and in the process the property has lost a lot of its character. The back buildings and the shed are not structurally sound and have little historic significance. The barn, attached to the house at the kitchen area, is interesting and one of few barns left standing in Medway.

Mr. Larkin explained the roof on the main building needs to be replaced and asked what the Commission would like to see for esthetics (color or the home etc.).

There were questions, by residents in attendance, on further development of the 3+ acre property. It was explained there are conservation issues that need to be resolved, but the Larkin's are working with an engineer to determine how many other buildings and units can be put on the property. Building multiple units (possibly up to 36) is part of the plan with the possibility of applying for special permits if needed. The engineer will determine the scope of the project and then the lengthy process/journey will begin.

Resident/Abutter Beth Janikas 19A High Street, Medway

Ms. Janikas gave some overview and history of the property which she grew up on and her father owned for many years. She currently resides on the neighboring property.

Seeing no further questions or comments, Ms. Johnson closed the Public Hearing at 7:54pm

General Discussion regarding the 21 High Street property:

Mr. Russell asked if there were a plot plan of the property so the owners could clearly identify what would be demolished. The Larkin's offered to provide a plot plan or engineers' plan of the property for that purpose.

Ms. Johnson talked about the floor plan and unique points of the home's dining room as the Commission looked over some pictures of the exterior that were provided and pictures taken on a site visit by some HC members on December 14.

Ms. Saint Andre joined the meeting at 8:00pm

On a motion made by Ms. Hamilton, and seconded by Mr. Hamblin, the Medway Historical Commission voted unanimously to delay making a decision on the High Street Property until the February 6, 2019 meeting. Ms. Saint Andre advised that the Commission is within the time frame, as February 6, 2019 is within 31 days from the close of the public hearing.

Approval minutes:

November 7, 2018:

On a motion made by Ms. Hickey, and seconded by Mr. Russell, the Medway Historical Commission voted unanimously to accept the minutes from November 7, 2018 as presented.

The minutes from the December 5, 2018 meeting will be reviewed and voted on at the next meeting.

Treasurer Report:

Mr. Liscombe reported there is no change since last month.

CPC Report:

Mr. Liscombe reported the CPC meeting on January 7, 2019 was short. A presentation was made by West Street Affordable Housing; no new information was available. The final \$150,000 payment of the original \$1 Million they received in CPA funding was disbursed to them.

The playground group is scheduled for the next CPC meeting. Ms. Hickey mentioned as a side note that the memorial brick area at the McGovern School that was part of a fundraiser in years past, has not been taken care of and she would like to see the area addressed and cared for before another such fundraiser is started.

Project Updates:

Evergreen:

Ms. Saint Andre discussed with the group the grant application process. The application has been approved for entry in to the final round. The final application, which is in addition to the application submitted last November, is due 2/11/19 and Ms. Saint Andre is working with Mr. Russell on that final package.

If the grant is approved (at the Grant committee's meeting on March 13) a consultant can be hired. Ms. Saint Andre spoke with Betsy Friedberg, from the Mass. Historical Commission, who explained the three phases of completing an application for nominating a property to the National Register, which a consultant works on:

1. Information gathering
2. Draft the final application with photos, data, narrative incorporating the property into Medway history
3. Final Clean up.

When this is complete, a representative from the Medway HC (Mr. Russell) will meet in Boston with the consultant and the Mass. Historical Commission.

Ms. Saint Andre will forward an electronic version of the application/documents to Mr. Russell for review, when she receives them from the state.

Ms. Johnson asked for clarification on the funding for the consultant for the Evergreen Cemetery nomination that was approved at Fall TM. Ms. Saint Andre will find out how long the funds are available and the details on how to extend it, to not lose the funds. It was also clarified that a consultant for the Evergreen project cannot be hired until the grant is approved.

House Plaques for historical houses: on hold

Ms. Johnson gave Ms. Hamilton contact information to reach out to Maryjane White regarding this project.

Original-town-hall-model: on hold

New Demolition application form: Ms. Saint Andre reported to the group that the new demolition application form is available through the town's website as an electronic version. There are still some issues with the form but it's being worked on by staff. As a side note, Ms. Saint Andre requested that the property at 260 Village Street and their demolition application should be on the next Historical Commission agenda.

For the future as discussed previously:

Ms. Johnson explained the Commission should consider a proposal to nominate the Ide House and Torrey House to the National Register. She would like to look for TM funding, CPC and/or grants to proceed with this project. Ms. Saint Andre explained there is a repair grant available, but the property must already be on the Register to qualify. Therefore, the Commission needs to move forward with plans to have the two houses nominated to the National Register of Historic Places. The first step is to request funding from CPA money to begin the process of hiring a consultant to help with these applications. Mr. Russell estimates the cost at \$7,000 per house, and the requests should be in the form of two separate motions. Following approval by this body, Gene Liscombe and Paul Russell will seek the backing of the CPC.

Mr. Russell moved that the Historical Commission request \$7,000.00 to hire a consultant to perform the necessary research to have the Ide House nominated to National Register of Historic Places, and it was seconded by Mr. Liscombe, no discussion. The Medway Historical Commission voted unanimously to approve.

Ms. Hickey moved that the Historical Commission request \$7,000.00 to hire a consultant to perform the necessary research to have the Charles Torrey House nominated to National Register of Historic Places, and it was seconded by Mr. Russell, no discussion. The Medway Historical Commission voted unanimously to approve.

Selectmen's Thank you dinner: Ms. Johnson reported there were four members of the Commission that attended the Selectmen's thank you dinner on Monday December 10 at Thayer House. She reported a very nice time and it was well attended.

New Business:

Annual Report: The annual report information is now due. Ms. Johnson will compile the information and submit to Town Hall to ensure the Commission's information is published.

Possible new member: Both Ms. Hickey and Mr. Russell talked of conversations they have had with Mrs. Aubrie Rojee, Middle and High School staff member who previously taught history. She has a high school student who is pursuing history in college and the Commission is interested in

having her participate or join the Commission as a member. It was mentioned she would learn a lot and gain a lot of experience being involved until she goes off to college. Ms. Hickey and/or Mr. Russell will reach out to Mrs. Rojee to ask the student to attend the next meeting on February 6th.

Application to demolish the barn at 260 Village Street:

Ms. Johnson emailed the Commission the application to demolish the barn located at 260 Village Street, including a 22-page report. Members shared photos and google map images on their cell phones. Ms. Hickey gave some history of the property as she grew up close to the property. It was clarified that the demolition is for the barn only.

All members agreed that the barn at 260 village is in poor condition and a possible fire trap. The property is not located in a historic district in town. The Commission will vote on the application to demolish at their February 6, 2019 meeting.

Other Business:

Next meeting:

Wednesday February 6, 2019 at 7:30 pm.

Adjourn:

On a motion made by Mr. Liscombe, and seconded by Mr. Russell, the Medway Historical Commission voted unanimously to adjourn the meeting at 8:49pm.

Respectfully Submitted,

Wendy Harrington
Recording Secretary