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Preservation Committee  
Richard Eustis, Member  
Isabel Nulter, Member  
Annmarie Fontecchio, Member



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**TOWN OF MEDWAY**  
**COMMONWEALTH OF MASSACHUSETTS**  
**HISTORICAL COMMISSION**

**AGENDA**

Wednesday, March 22, 2023, 7:00 p.m.  
Medway Senior Center, 76 Oakland Street

**Check attendance;** call meeting to order: Paul Russell, Jeanne Johnson, Cher Hamilton, Eugene Liscombe, Rich Eustis, Isabel Nulter, Annmarie Fontecchio  
Secretary: Justin Tucker  
Barbara Saint Andre, Director, Community and Economic Development  
Guest: Developer of property at 7 Sanford Street

1. New Business

A. Review plans to redevelop house at 7 Sanford Street for multi-family housing. Their intent is to keep the existing buildings, with a small addition, and increased height. Under the multi-family housing zoning bylaw, any property proposed for multi-family housing that includes a building 75 years or older needs to be reviewed by the Historical Commission to determine if it is an historically significant building, and if it is preferably preserved.

**Relevant section of the Medway Zoning Bylaw:**

7. Historic Properties - Any property proposed for a Multi-Family Building and/or Apartment Building and/or a Multi-Family Development pursuant to this sub-section which includes a building that is 75 years of age or older shall be reviewed by the Medway Historical Commission to determine if it is an "historically significant building" and if it is a "preferably –preserved historically significant building" in accordance with the criteria specified in Medway General Bylaws Article 17 Historical Properties. If so determined to be a preferably-preserved historically significant building, the property shall comply with the following additional requirements for a special permit pursuant to this sub-section.

- a. A preferably preserved historically significant building shall be not demolished unless:
  - 1) The Building Commissioner has determined that it is unused, uninhabited or abandoned, and open to the weather; or
  - 2) The Board of Selectmen or the Board of Health has determined it to be a nuisance or dangerous pursuant to applicable state laws and/or the State Building Code;
- b. Renovation of a historically significant building shall be completed in a manner that preserves and/or enhances the building's historic exterior architecture and features;
- c. The project may include new construction which shall be designed to be consistent with the historic nature of the property, its primary building, and the surrounding neighborhood including buildings which characterize historic homes, carriage houses, barns, sheds, garages, agricultural buildings, other similar out buildings, and historic forms of house additions traditionally undertaken in the neighborhood.

The developer is not considering demolition of the structure; the Commission needs to review simply to determine if the structure is historically significant and preferably preserved, in which case, it will be subject to the requirements of Section 7 of the Multi-Family Housing Overlay District Bylaw.

B. Discuss Code Violations, Winthrop Street, per letter from Building Commissioner

2. Minutes: review February 22, prepared by Secretary Justin Tucker

3. Treasurer's report (Gene Liscombe)

4. Report of CPC meetings (Gene Liscombe)

5. Project updates/discussion (Old Business)

A. Evergreen and Oakland Cemeteries-- Barbara Saint Andre checked the updated procedure for funding projects such as repair of tombstones for the cemeteries. She will explain.

B. Local Historic Districts—still on hold

C. Traffic-signal box wraps featuring historical Medway scenes

This project was to be presented to Select Board on March 20 but was not ready. We will report at their April 3 meeting. Cher and Jeanne are now working on narratives for the various photo groupings. Those for the Ide House box and the Agriculture box have been written. Streets, Schools, Businesses, and People are other categories we are working on. Our information is being gathered from various histories of Medway.

D. Signs (Garnsey house foundation, Ide House) Isabel and Annmarie have done their research and written their descriptions. Remember this is separate from the traffic-signal box which will feature photos of the Ide House and a brief history.

Ide House

Henry Garnsey Homestead

E. Update on Ishmael Coffee pocket park proposed by realtor Paul Yorkis. He reported on the project before Select Board March 6 and seems to need nothing more from this commission.

F. Garnsey Historic Site; Dog Park—status of getting a sign asking dog owners to keep their dogs out of the site?

6. New Business

A. Jeanne submitted our 2022 annual report .

B. Annual Town Meeting is May 8; will we request funding?

C. Ide House: any more plans?

7. Adjourn

Next meeting: scheduled for 4th Wednesday, April 26, 2023, 7:00 at the Senior Center.