

Holliston Historical Commission

Meeting Minutes

2014 to present

February 14, 2018

Attendance: Kim Sullivan, Frank Chamberlain, Judy Grosjean, Bobby Blair, Stephen O'Leary

#### Discussion of Andrews School – Demo Application

Abatement is complete.

It will take 2-3 weeks to demolish

Goal is to construct four single family homes

If the septic is a problem, then it may be two duplex

10,000 square foot lots

Frank – could vote to preserve but not fair to neighborhood or builder.

Judy – meets every criteria for historically significant – It's unique. ]

If it was condemned, then it does not come before Historic Commission.

KS – Why don't we take one vote to deem the property preferably preserved then take a second vote to not enforce the delay

Motion – close out demolition delay after a discussion with the building. Suspend or revoke the bylaw with much regret.

In a unanimous vote, the commission voted to preferably preserve the Andrews School. In a second unanimous vote, the commission voted to revoke the suspend the requirements of the bylaw.

Meeting adjourned.

February 6, 2018

Attendance: Kim Sullivan, Carol Kosicki, Lee Desorgher, Judy Grosjean, Bobby Blair

Meeting was scheduled after receipt of an email from Peter Tartakoff, Holliston Building Inspector stating: While there have been numerous proposals and attempts to re-develop the property the Town has sold the property with the stipulation that the cost of demolition be the responsibility of the new buyer. Once the abatement is completed and all utilities have been turned off I will be accepting the application for and will process it. I would appreciate it if the Board would make an official statement for the file so that all the paperwork is in compliance with our By-Laws.

Carol asked "where was the demolition request permit?" No permit has been received by the Historic Commission

Judy expressed dissatisfaction with the treatment of the old school building, School was left to disintegrate. It's a waste of a valuable historic resource.

No vote was taken.

Discussion of Historic Commission room in 1750 Washington Street. Scheduled March 10 at 10am for set up and cleaning.

Meeting adjourned

November 28, 2017

Attendance: Kim Sullivan, Carol Kosicki, Lee Desorgher, Frank Chamberlain, Judy Grosjean

Discussion of Demolition Permit for 52 Ashland Street.

Permit request is to demolish the house to make way for new construction  
No plans or additional information is provided  
conflicting dates for when the house of was built  
possibly 1922, building department says 1942

Vote was unanimous that 52 Ashland Street was deemed not preferably preserved.

Discussion of state building code. Does a demo application ever expire? Research laws of neighboring towns. Source of historic information includes Assessor's Records, Town Census, Voter Record with Town Clerk.

Discussion to revisit and update by-law.

Meeting adjourned.

August 8, 2017

Attendance: Kim Sullivan, Judy Grosjean, Carol Kosicki, Frank Chamberlain, Michael Hafferty from Hafferty Construction

Discussion of Demo Application for 64 Railroad Street:

- rebuilding sun porch on front façade
- no foundation, rebuilding on piers
- incorporating into a kitchen renovation

In a unanimous vote, 64 Railroad Street was deemed not preferably preserved.

Meeting adjourned.

## Holliston Historical Commission – Meeting Minutes

July 19, 2017

Attendance: Kim Sullivan, Carol Kosicki, Judy Grosjean, Peter Butler from LandHigh Mgmt

Discussion of Demo Application for 1244 Highland Street:

- demolition of shed that sits behind a parking lot
- structure was moved to the site between 1957 and 1960
- was used as a workshop for Valpey Crystal
- Valpey Crystal manufactured oscillators and crystals for radios
- structure has deteriorated, chimney falling
- would like to just take it down
- structure originally dates from the 1930s

In a unanimous vote, structure at 1244 Highland Street was deemed not preferably preserved.

Meeting adjourned.

June 21, 2017

Attendance: Kim Sullivan, Carol Kosicki, Lee Desorgher, Judy Grosjean, representatives from Hurley Testa Construction

Discussion of Demolition Application for 684 Washington Street

Partial demolition of back portion as part of a kitchen renovation

Structure is not sturdy enough to support proposed plan

In a unanimous vote, 684 Washington Street was deemed not preferably preserved.

Discussion of Arch Bridge renovation.

Discussion of storage in 1750 Washington Street

Plan to email Sean at DPW to arrange for file cabinets and last boxes to be moved

Discussion of historical signs that have been erected by Bobby Blair as part of America In Bloom initiative.

Meeting adjourned.

March 22, 2017

Attendance: Kim Sullivan, Frank Chamberlain, Carol Kosicki, Jay Robinson from the 8 Arch Bridge Commission

Discussion of 8 Arch Bridge renovation project:

- Overview of project

- CPC involvement

- large portion of money attributed to historic preservation

- cannot put a historic easement on the bridge because of the rail easement

- Put it on the National Historic Register?

In a unanimous vote, the Commission declares the Bogastow Brook Viaduct as historically, architecturally, and culturally significant to the town of Holliston. And, the Commission supports the efforts of the 8 Arch Bridge Committee to preserve and incorporate into the Upper Charles Rail Trail.

Discussion of house demolished on Concord Street. The Commission was not notified and did not receive a demolition application. The bylaw states that the commission should see all demolition applications and only meet when the age of the structure meets the criteria.

Meeting adjourned.



August 3, 2016

Attendance: Kim Sullivan, Frank Chamberlain, Lee Desorgher, Carol Kosicki, Skip Kelleher of Minglewood Construction

Discussion of demolition application for 17 Whitney Street

Owned by Paul Smith Paving Company

Plan to demolish the building to make room for more parking

In a unanimous vote, the Commission deemed 17 Whitney Street as not preferably preserved.

Discussion of demolition application for 41 Pleasant Street

Minglewood Construction plans to demolish 41 Pleasant Street to make way for the construction of a new house

Original structure was one half of the old Town Hall. The remaining half stands next to it on Pleasant Street.

In terrible condition.

In a unanimous vote, the Commission decided that although 41 Pleasant Street should qualify as preferably preserved, the commission will approve the demolition permit.

Discussion of other town properties awaiting demolition including Fruit Street and Brooksmont on Concord Street

Discussion of Flagg Building

Built in 1954

New England Conservation Center, potentially use CPC funds

research a preservation plan

Lee will talk to Medfield to get ideas

test for contamination

Grants – maybe from the Mass Archives

Discussion of Cemetery – Multi Year Plan – restoration of stone, regrading – must be preservation

Survey of condition of town cemetery

Supposed to be a major military war hero from Revolution buried at Weston Pond Cemetery

Meeting adjourned.

June 14, 2016

Attendance: Kim Sullivan, Frank Chamberlain, Carol Kosicki, Lee Desorgher, representative from GLM Engineering, Skip Kelleher of Minglewood Construction

Discussion of demolition application for 65 Lake Shore Drive

Plan to demolish the structure to make way for new construction

In a unanimous vote, the Commission deemed the structure not preferably preserved.

Discussion of demolition application for 245 Fiske Street

House was built in 1900

In very rough shape

Minglewood Construction plans to demolish the house to make way for two new construction houses

Potentially in Greek Revival style

In a unanimous vote, the Commission deemed the structure not preferably preserved.

Ellin Austin has decided to leave the commission after a dispute regarding responsibility of the records currently sitting in the Flagg Building.

Meeting adjourned.

March 2, 2016

Attendance: Kim Sullivan, Lee Desorgher, Frank Chamberlain, Carol Kosicki, Skip Kelleher of Minglewood Construction

Discussion of demolition application for 51 Winthrop Street

Plan to remove the rear portion, about 28 x 27 of the house due to inadequate foundation  
This is an expansion of the original demo request.

Minglewood Construction plans to remove and rebuild the structure.

In a unanimous vote, the Commission deemed the structure at 51 Winthrop Street not preferably preserved.

Andrews School

Selectman will allow contractors to tour the building and assess its condition. Jay Marsden will contact Mark Dellicker directly.

February 9, 2016

Attendance: Jon Varrell, Frank Chamberlain, Judy Grosjean, Carol Kosicki, Ellin Austin, Kim Sullivan

Discussion:

Demolition application for 159 Norfolk Street  
built in 1946  
no action taken

#### 16 Fruit Street Demolition Delay – Update

Skip Kelleher of Minglewood Construction inspected the property on behalf of HHC  
Email from Skip Kelleher:

- Great period details remaining on the exterior and a few left on the inside...some floors and 1<sup>st</sup> floor doors and rails however beyond that the creation of 4 apartments has left little else remaining worth saving. Add the presence of lead paint and the cost of remediation and what is there would be questionable as to its value in savings.
- The overall structure is not terrible condition however on the 2<sup>nd</sup> floor mid span where the ell and main house meet directly below the roof dormer has some type of failure. The drop in the floor is significant and would need to be understood and stabilized if there were any hope of moving the house.
- Chimneys are in terrible condition and would need to be removed as part of the moving and demo process.
- Could not get into the attic but what I could see roof rafters have been charred from a previous fire...typical occurrence for this period home and may indicate further structural damage.
- Mechanical systems are not worth saving and there is still evidence of some knob and tube although there is new wiring to support the apartments but also not worth savings.

Simply put the home is a full interior gut and reconstruction and based on my experience you are looking at a cost of 275-300k depending on the level of finish and assuming you are only doing the main house and not the ell. Clearly that number is subject change based on what structural work may need to be done. You need to add to that the cost of the move and a new foundation...not sure of the cost of the move but the foundation. I would budget \$35k for the foundation including the excavation and backfill. In the 275k assumes a \$12,500 allowance for a septic system without pumps or retaining walls.

Discussion continued regarding whether to rescind the demolition delay.

Motion to remove demolition delay

Vote was 6 to 1 in favor.

#### 8 Arch Bridge

built in 1846

one estimate is for \$300,000 to restore the coping and \$200,000 to add a railing  
Add to the Historic Register? Concerns that would affect potential fund raising

February 9 meeting continued:

Should the entire section of the rail trail but added to the historic register?

Include small bridges at Arch, Chestnut and South Street

Include tunnel

Call Mass Historic Commission to research.

Andrews School

Residents met – they are against high density housing

Would like to preserve the front façade and remove the addition

Try to get Market Dellicker of ME Dellicker Construction to inspect the property

Stretch Code

Educate community – how it affect historic buildings

Send info to the planning board

1750 Washington Street

Is there anything on Town Meeting?

CPC meetings next week

Ask CPC for funds to get bookcases and dehumidifier to conserve documents?

Ask Jeff Ritter, Town Administrator, if the public will have access to Historic Commission storage area?

Review updated text for the Town website regarding the Historic Commission  
approved

Meeting adjourned.

December 14, 2015

Public Hearing for the Demolition Delay on 16 Fruit Street

Attendance: Ellin Austin, Judy Grosjean, Carol Kosicki, Jon Varrell, Kim Sullivan, Janet Jackson (88 Central), Michael Stebanski (11 Fruit St), Becca ?? (16 Fruit St, Apt2), Tom Chipman, Peter Barbieri, Linda Payne (22 Fruit St), Dan Nissi (owner of 16 Fruit St)

JJ: Represents old New England. Currently tracking parking, usually more than 23 spots available. Why do they need additional parking? Four low income families are losing their home

Michael S. Small street with only 6 homes. Losing one is a major impact to the historic feel of the neighborhood. Feels very residential. Parking look will not look right. Current lot is rarely full. Seems to be plenty of parking available. In a parking study, the lot ranges from 47 to 73% full.

Becca: I am a current resident. Overwhelmed with trying to find a new home in low income housing. We're the only two left in the building. We're willing to give up some yard to add parking.

Peter B.: Did not intent to tear it down.

Tom Chipman: Using same maintenance. Middle of the house is caving in. Heating system is gone. Septic is a band-aid and has issues with roots.

JG: These are challenges felt by every single homeowner.

Linda Payne: Privacy is an issue.

Peter B.: Same ownership as the Central Street building. Sold as a parcel and could not be separated.

Public Hearing portion closed. Discussion continued:

Need to send a message that Holliston cares about its buildings.

KS will call Skip Kelleher of Minglewood Construction to inspect.

Good example of a mid-19<sup>th</sup> century home with Greek Revival vernacular

JG move to invoke the demo delay and name the structure as preferably preserved.

In a unanimous vote, the commission voted to enact the demolition delay.

Meeting adjourned.

December 2, 2015

Attendance: Kim Sullivan, Jon Varrell, Carol Kosicki, Lee DeSorgher

Update on 16 Fruit Street Demolition Delay

Jon called and left a message for David Thorne

Discussion of current delay bylaw

Contact the building dept. to ask what is the process; when does it qualify for the demo permit;  
do we get everything.

Possible changes to the demo delay bylaw

Sunset clause – certain period of time to act on it

Ownership – clarify

Research other towns

Approval process

Meeting adjourned.

November 18, 2015

Holliston Historical Commission presented the history of the Andrews School at the Town Selectmen's meeting.





October 19, 2015

Attendance: Kim Sullivan, Ellin Austin, Frank Chamberlain, Lee DeSorgher, Judy Grosjean, Jon Varrell,  
Skip Kelleher of Minglewood Construction

Demolition Delay Permit Request for 51 Winthrop Street

Skip Kelleher presented current building plans  
Motion to not preferably preserve the structure.

In a unanimous vote, the commission voted not to preserve 51 Winthrop Street

Fruit Street

Neighbors joined the meeting  
Discussion of possible sites to move the house to.  
Email town list of possible sites

Andrews School

Gather reports in preparation for Nov. 18<sup>th</sup> presentation  
Email Stephanie Collier, abutter  
There might be a report on environmental hazards  
Extreme neglect  
If it must be demolished, can the town preserve the site to be used in saving other old houses  
from demo?

Flagg Archive

Boxes from town are in the same condition as Parks & Rec  
Inventory HH room  
Throw in boxes?  
Talk to Jeff Ritter

Meeting adjourned

October 7, 2015

Holliston Historic Commission joined the Selectman's meeting to hear Parks & Rec's plans for 1750 Washington Street. Also participated in discussion of the Andrews School.

September 30, 2015

Attendance: Kim Sullivan, Jon Varrell, Carol Kosicki, Lee DeSorgher, Judy Grosjean

Discussion of demolition request for 16 Fruit Street

Building was moved. Possible originally sited on Central Street

Historic Person – early founder of the Mormon Church

Work with Planning Board to find possible location for move

Brian Clancy & CPC interested in possible move with the idea of rehab, sell and funds put back into affordable.

In a unanimous vote, the commission voted to preferably preserve the structure at 16 Fruit Street.

Flagg Building – discussed storage requirements

Brooksmont – Historic Commission recommends preservation but cannot do more. Supports the plans by other town departments.

No further action taken.

Meeting adjourned.



September 16, 2015

Attendance: Kim Sullivan, Jon Varrell, Judy Grosjean, Frank Chamberlain, Carol Kosicki, Peter Barbieri

Request for demolition – 16 Fruit Street

Peter Barbieri presented plans for 16 Fruit Street.

HC discussed possibility of moving the structure.

Historically significant

Commission decided to delay vote to 9/30 to research the history and pursue a contractor tour of the property.

Brooksmont

Jon V. talked with Planning Board

Tracking Agriculture Committee progress

Meeting adjourned.

September 2, 2015

Attendance: Kim Sullivan, Jon Varrell, Judy Grosjean, Frank Chamberlain

Brooksmont Barn

Dellicker said roughly \$30,000 to move the barn.

Could we use CPC fund? Probably not historic preservation because so much of the fabric of the structure would be lost in the move.

Serocki property bought with Open Space funds

Prepare a proposal for CPC?

Modify the demolition delay bylaw?

Demolition by neglect.

Must be submitted by current owner?

Originally tried for a 9 month delay.

Meeting adjourned.

June 9, 2015

Attendance: Kim Sullivan, Lee Desorgher, Carol Kosicki, Jon Varrell

Brooksmont

Check the timeline. Approvals from Conservation and Planning Board?  
Building Department – check with Lisa Kirby and Peter T.

Archives

Finish moving to the storage  
Saturday morning  
Move to front room, bag anything that looks bad  
Then archive.  
Check with Ellin regarding Saturday dates.

Meeting adjourned.



May 26, 2015

Attendance: Kim Sullivan, Carol Kosicki, Ellin Austin, Lee Desorgher, Jon Varrell

Review of meeting with Paul LeBeau

File storage: need to take an inventory, mark as much as possible, prep for move

Review current list of Historic structures from State list

Debated pros and cons of getting on the list

CPC funds for grave stones?

Meeting adjourned.

April 14, 2015

Attendance: not specified, Skip Kelleher, Jay Robinson

Demolition Permit – 94 Elm Street

Historically significant? Yes

Motion – HC finds the structure not preferably preserved.

In a unanimous vote, the commission find the structure at 94 Elm Street not preferably preserved.

Restoration of Congregational Church Clock

111 year old clock

Suffered water damage

Funding sources – CPC?

Research preservation grants

Brooksmont

Plan to attend conservation and planning board meetings

Flagg Storage

Talk to Paul LeBeau.

Meeting adjourned.

December 3, 2014

Public Hearing

Demolition Delay

Brooksmont Farm, Concord Street

John Baker (463 Concord) Century Farm – working farm in the same family for over a hundred years

Four bent construction style, chestnut supports

Can it be used on site?

Mat Leidner, civil engineer

Wetlands – 50 foot no disturb zone

Maintain sight distance for safety – 400 to 500 ft

Storm water management requirements

Tony Lulek, Ag Commission

Sad to lose the agricultural land

Possibility of gardening plots as part of new construction?

Meeting adjourned.

October 21, 2014

Attendance: unknown

Brooksmont, Concord Street

Mark Dellicker – will take a look with potential client  
set up with preservation architect

#### Website

Mass Historic, B Form  
Circa Sign – put together program? Revolving fund  
Info on existing historic districts  
Stretch code  
Info on demolition delay  
Cemetery info  
Historical Society  
National Barn org  
HTHP  
Historic New England

#### Archives

Assessor records  
other documents from Town Hall  
Most documents fall under Town Clerk  
  
Talk about the process; talk with Parks & Recs  
Public access?

Andrews School – lawyers are looking into it

Serocki property – possible demo, off Whitney street, plan to save the barn

Meeting adjourned.

