

Holliston Historical Commission – Meeting Minutes

February 9, 2016

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

Discussion of demolition application for 159 Norfolk Street
built in 1946
no action taken

Update on 16 Fruit Street Demolition Delay

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 1st 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 2nd 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.

In a vote of 6 to 1 in favor, the Commission moved to rescind or suspend the demolition delay for 16 Fruit Street.

Discussion of the 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.

Discussion of the 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

Discussion of the Stretch Code

Educate community – how it affect historic buildings

Send info to the planning board

Update on 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.