

Deborah Flanagan – *Chair*
Daniel Byer– *Vice Chair*



Mark Bucchino
Jane Lowell
Janice Muldoon-Moors
Ruth O'Grady
Anne Dudley-*Alternate*
Russ Dudley - *Alternate*

TOWN OF MENDON HISTORIC DISTRICT COMMISSION

20 Main Street Mendon, Massachusetts 01756

Phone: (508) 458-6707 Fax: (508) 478-8241

Email: hdc@mendonma.gov

mendonma.gov/historic-district-commission

Meeting Date: 6/20/2022

Meeting Location: Mendon Town Hall

Minutes Approved: 10/17/2022

Members Present in Person: Deborah Flanagan, Daniel Byer, Ruth O'Grady, Jane Lowell

Members Present Virtually: Janice Muldoon-Moors

Guests Present Virtually: Kathleen Schofield

Meeting called to order at 6:02 PM. Meeting recorded.

Chair, Deborah Flanagan looking for volunteer to take minutes. There are vacancies on the HDC to fill. Question about the status of Mark Bucchino who has not been attending meetings. Two residents were mentioned who are interested in joining the HDC; Stacy Oliva and Kathy Hackenson. Jane will contact Kathy.

No new applications or projects submitted.

The former Taft Library is to be painted. Historical Commission member, Kathleen Schofield, asked the HDC members about their preference of paint color. (The HDC has no control over paint color.) There are paintings in the Historical Society Museum which have red, above and yellow/beige, below as well as photos during the 300th anniversary celebration showed the bottom to be more a straw yellow color. Kathleen Schofield showed a palette of historic color paints. Members liked the two colors with the trim a more muted white. The contract has been awarded to Fox, the same company who recently painted the Town Hall.

The Town Hall Campus Project is progressing as planned. Bids have been received by the Town. A meeting to discuss them is on Wednesday evening. All bids high due to prevailing wage, overhead, and cost of materials due to lack of availability. There is desire to replace the windows. A historic architect will be hired whose fee could be funded by CPA. Some tin ceilings are being restored during the remodeling of the main floor. Some plaster deteriorating in main meeting room on second floor. Outside ramp will remain. Discussion about a mural rather than stone façade which is less expensive. Dan showed photos of original outside façade with stairs in front leading to the top level.

Design Guidelines were discussed. Jane brought bullet points document for regulating new construction. Guidelines taken from the National Trust for Historic Preservation/Secretary of the Interior. The HDC will review the proposed new guidelines and likely vote to add it to existing ones. Dan will look into solar. A draft of revised guidelines will be presented during a hearing to amend them. The amended guidelines must be completed by September 1, 2022. The revised proposal will be submitted to the Planning Board. It is not

6/20/2022

necessary to resubmit to the State. Non-historic homes will be identified, and minor revisions need to be made regarding exclusions of the non-historic homes.

Ruth thinks the HDC should get more Washington Street residents involved.

A Public Hearing regarding the Washington Street and 6 Bates Street Historic District expansion will be scheduled at the next meeting on July 18, 2022, 6PM.

Meeting adjourned at 7:02