



## MENDON HISTORICAL COMMISSION

20 Main Street  
Mendon, MA 01756  
[historical@mendonma.gov](mailto:historical@mendonma.gov)

Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Tony Willoughby

Meeting Date	January 14, 2014 at 6:30pm
Location	Mendon Town Hall
Status	Approved

**Present**

Wayne

Wagner, Ellen Wagner, Kathy Schofield and Tony Willoughby

### **6:30 Call to Order**

Chairman Wayne Wagner called the meeting to order.

### **6:37 Approve Minutes**

E. Wagner made a motion to approve the amended minutes of November 5, 2013, December 3, 2013, December 16, 2013 and the Bates Street Hearing Minutes from December 17, 2013 as amended. K.Schofield seconded the motion. All present voted in favor to approve with amendments.

### **6:40 Miscoe Springs Hearing**

The Demolition Plan paperwork from Sylvan Springs LLC had not arrived at the Town Hall. The due date is Thursday January 16, 2014. The legal notice has been submitted to the Milford Daily News and the date of Tuesday February 11, 2014 has been set for the hearing. Wayne Wagner suggested a site visit along with a representative from the Community Preservation Committee. The Historical Commission will do additional research to determine the date of the original fieldstone structure.

W. Wagner discussed whether or not the actual spring that fed Miscoe Springs Bottling Company should be considered an historic site.

**Action Items** ⇒ K. Schofield will try to get information as to its actual location and report back at the next meeting.

K. Schofield will speak with Dick Grady on date the structure was built.

K. Schofield will get in touch with Robert Torchia and schedule a visit.

#### 6:48 Review Historical Commission Recommendation for 34 George Street

The Commission members reviewed and approved a letter to Anne Mazar and the Community Preservation Committee regarding the Historical Commissions recommendation for the house and barn located at 34 George Street. Copies of the letter were sent to the Mendon Board of Selectmen, Tim Aicardi, Building Inspector and Bill Ambrosino at the Planning Board. The recommendation is to request the house be removed from the open space survey and sold privately for preservation. The Commission asked that a meeting be held to discuss the fate of the barn.

#### 6:55 Review Historical Commission Recommendation for Town Hall Floors

The Historical Commission attended the Board of Selectman meeting on December 16, 2013 where a discussion regarding the repair and reconditioning of the floors at the Town Hall took place. Administrative Assistant Diane Willoughby will do further research on the cost. She will look into having volunteers move the furniture. W. Wagner suggested runners and area rugs be used to protect the floors once they are repaired. The Historical Commission will vote to approve a plan once it is completed.

#### 7:00 MHC Preservation Award

The Historical Commission reviewed the criteria for the Massachusetts Historic Commission Preservation Award and felt the Olney Cook Shop meets the criteria for consideration.

**Action Item** ⇒ J. Lowell will look into the application process.

#### 7:05 Authorize Change of Insurance for the Olney Cook Shop

K. Schofield will check with J. Lowell to see if the paperwork has arrived from Phillip Warbasse (Chenot and Associates) regarding the completion of work at the shop. Copies of that paperwork will be sent to the Mendon Board of Selectmen Administrative Assistant Diane Willoughby so she can adjust the insurance coverage for the site.

#### 7:10 Contact Owner 35 Cape Rd.

Kathy has sent a letter to Mr. Douglas Kempton informing him of the dead tree that threatens the house at 35 Cape Rd.

### 7:12 Joy Fountain

W. Wagner suggested he could speak with Senator Moore regarding the situation with the Joy Fountain. He may have some suggestions for the Historical Commission.

*Action Item* ⇒ W. Wagner to call Senator Moore.

### 7:15 Motion to Adjourn

E. Wagner made a motion to adjourn the meeting. T. Willoughby seconded it. The motion passed unanimously.



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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Tony Willoughby

**Present**

Meeting Date	February 4, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

Wayne

Wagner,

Ellen Wagner, Kathy Schofield, Tony Willoughby and Jane Lowell

**7:06 Call to Order**

Chairman Wayne Wagner called the meeting to order.

**7:09 Approve Minutes**

T. Willoughby made a motion to approve the minutes. E. Wagner seconded the motion. All present voted in favor to approve with amendments.

**7:10 Miscoe Springs Hearing**

The Demolition Plan paperwork from Sylvan Springs LLC was distributed and reviewed. The Hearing is scheduled for Tuesday February 11, 2014 at 7pm in the upstairs meeting room at the Town Hall. Wayne will open and chair the meeting. Tony Willoughby will oversee items that pertain to the Demolition Delay Bylaw.

The Commission members discussed successful rehabilitation of building structures in surrounding towns. The list included Linwood Mills in Northbridge, The Crown and Eagle Mill in Uxbridge, the Upton Hat Factory and the Tupperware Factory in North Smithfield R.I. The Historic Commission will put together some information about the rehabilitation of those buildings and share that with Bill McHenry from the Community Preservation Committee (CPC).

The commission discussed the need to find builders or investors in properties under similar circumstances in order to achieve successful rehabilitation.

**Action Items** ⇒ K. Schofield will follow up with the DEP to get information as to the springs actual location and report back to the Historical Commission members.

K. Schofield will speak with Bill McHenry to see if he can attend the Hearing on February 11, 2014

K. Schofield will distribute documents to the Commission on the history of Miscoe Springs.

J. Lowell will bring FHA 203K loan information for the developer. These loans are backed by the federal government and are provided to those homebuyers who wish to rehabilitate and renovate older structures.

### 7:30 Review Olney Cook Landscape Plan

K. Schofield reported that the bid has been sent to Town Council for review. We should hear back by February 14, 2014. If everything is in order the bid will be ready to go out then. T. Willoughby offered to post the bid information on the towns website. K. Schofield will send the electronic information to him for posting. Lighting for the site will be contracted out to Bill Alexander – Lighting by Design. Bartlett Tree will present an estimate on reduction of the existing cedar tree. The bid will be changed to reflect recommendations for a railing at the ramp by the landscaper. Language will also be changed to reflect the responsibility of the landscaper to follow through and replace any failed plant material for the life of the nursery warranties. The plan is to post the bid no later than March 3, 2014. It is expected to be under contract by April 21, 2014 and installed by June 30, 2014.

**Action Items** ⇒ K. Schofield to check with Claudia Cataldo on the Historical Commission account balance and report back to Diane Willoughby.

### 7:45 Update on Community Block Grant

K. Schofield spoke with Peter Sanborn from Community Opportunity Group about the logistics of pursuing a Community Block Grant. He reported most of the initial documentation for the Town of Mendon was completed about ten years ago when the town was awarded a grant to make the town hall handicap accessible. K. Schofield spoke with Anne Mazar about the Community Block Grant. She suggested CPC funds could not be used to pay Community Opportunity Group to apply for the grant on our behalf. She suggested the Town Administrator would be the person who would assist in that type of grant writing. J. Lowell suggested we speak to the Board of Selectmen about pursuing this grant. K. Schofield reported the process is scheduled to begin in the fall and that we would increase our chances by teaming up with Bellingham and Hopedale. These grants are awarded every two years. We would have to identify projects eligible for funding. Older historic homes might be eligible for assistance in cases where the homeowners are low to moderate income. T. Willoughby suggested the old Taft Public Library as a potential project.

### 7:55 MHC Preservation Award

The Historical Commission decided to submit the application for the Olney Cook Shop for consideration.

**Action Item** ⇒ J. Lowell will begin the application process.

### 8:00 Authorize Change of Insurance for the Olney Cook Shop

W. Wagner will forward correspondence from Phillip Warbasse to Diane Willoughby.

### 8:05 35 Cape Road

Finance Committee Chairman Rich Schofield joined the meeting.

Jane spoke to Gary Smith about 35 Cape Rd. There is an interested buyer talking to Gary. Gary is representing the owner. The buyer wants to develop a commercial building along the frontage of the 8 acres belonging to current owner Douglas Kempton. The owner communicated to Gary that he wants to save the house and barns and sell them separately with two acres. Gary reported there might be someone in town interested in purchasing and preserving the property.

Shirley Smith contacted Jane about the new by law requiring a 200 ft. buffer between commercial and residential properties. The by law is being presented at the STM on February 24, 2014. Shirley is concerned it may jeopardize Myla Thayer's house. She suggested amending the language. After discussion it was agreed the bylaw as worded now is important going forward and that the Historical Commission will ask Gary to speak to the present owner and have him request a variance to protect the house.

### **8:15 Review Action Item List**

#### ***Action Items / Adjustments ⇒***

- J. Lowell - move forward with Historic District Pamphlet outlining benefits.
- All - coordinate a date with the Town Crier to move forward on an article on Historic Districts that will coincide with Chris Skelley presentation.
- J. Lowell - call Chris Skelley to set up a presentation.
- Jane - Fernandes list completed by August 2013.
- Wayne - send correspondence to Diane Willoughby from Phillip Warbasse on completion of Olney

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- Cook Shop.
- Jane - inventory of town owned monuments for insurance purposes.
- Kathy - continue refining MACRIS Inventory Spreadsheet.
- Kathy - continue Olney Cook Landscaping Bid.
- Kathy - see if scout group can inventory old cemeteries.
- Wayne - talk to David Lowell.
- Wayne - talk to Senator Moore.
- Wayne - investigate cemetery grants.
- Jane, Kathy and Amy - continue researching preservation and Community Block Grants.
- All - Determine process of adding Historic Preservation consultation to the Demolition Delay By Law
- All - Locate new members for the Historical Commission and discuss expanding the Commission with the Board of Selectmen.

### **8:30 Motion to Adjourn**

T. Willoughby made a motion to adjourn the meeting. J. Lowell seconded it. The motion passed unanimously.





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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Tony Willoughby

Meeting Date	March 4, 2014 at 7pm
Location	Mendon Town Hall
Status	Approved

### Present

Wayne Wagner, Jane Lowell, Tony Willoughby, Kathy Schofield

### 7:11 Call to Order

Chairman Wayne Wagner called the meeting to order.

### 7:15 Approve Minutes

T. Willoughby made a motion to approve the minutes of February 25, 2014 as amended. Jane Lowell seconded the motion. All members voted in favor to approve the amended minutes.

### 7:20 Discussion Adaptive Re- Use for Miscoe Springs

The Commission discussed some alternative uses for the Miscoe Springs Structure at 89 Northbridge St. Following the hearing on February 11, 2014, several ideas were presented including but not limited to Multi-Family Housing, a Mixed Commercial and Housing use or Condominium Units.

The discussion focused on how to gain assistance from town board members and persons who may be able to help in determining what could be done with the structure and what limitations existed with regards to zoning. Assistance would also be needed to determine if CPC funds might be available for an adaptive re-use of the property.

The Commission members decided to send out an invitation to the various town boards to see if they could provide some insight and help to generate some re-use Ideas for the building.

It was suggested we invite an architect and a representative from a real estate company as well. The Historical Commission will request to meet with the Selectmen on March 10, 2014 to formally invite them to the brainstorming meeting on March 19<sup>th</sup>.

The Commission will also reach out to Massachusetts Historic Preservation to see if there are other towns that have successfully reached an adaptive re-use solution for buildings threatened with demolition.

The Commission will try to make the photos of the Miscoe Springs site visit available to town board members.

**Action Item** ⇒ K. Schofield will communicate with the town boards inviting them to the March 19<sup>th</sup> meeting.

Tony Willoughby – request to be put on the Agenda for the Selectmen meeting March 10, 2014.  
K. Schofield and T. Willoughby to post photographs of Miscoe Springs and send out the link.



### 7:40 Olney Cook Landscape Project

Kathy Schofield reported the Olney Cook Bid would be ready to go out on March 26, 2014. It will post on the Central Register at this time. Missing from the document packet is the prevailing wage information. Kathy will speak with Administrative Assistant Diane Willoughby to find that information. Tony offered to get the bid posted on the town website.

Items not resolved to date include replacement of the loam from the developer and relocation of the developer's signs from the property.

**Action Item** ⇒ Wayne will speak with the realtor and arrange for the sign removal and loam delivery.

### 7:50 Replace Town Building Circa Plaques

Wayne Wagner will speak to John Trainor about replacing the plaques. We need to determine if there is a current inventory of recipients in the Historical Commission File at the Town Hall. The Commission discussed emailing the Mass Listserv to see how other towns handle their plaque programs for individual homeowners.

**Action Item** ⇒ Wayne Wagner will speak to John Trainor.

Jane Lowell will send out a request for information on other programs on the Mass Listserv.

### 8:00 "At Risk" Barns and Structures

Jane reported that Mr. Ahern owns the barn located at 159 Blackstone Street. After a visual inspection Jane felt it was not in very good shape and thought we might request a photographic record be made of the structure if it is going to be taken down. She stressed the importance of having some form of record of these historic structures on file.

### 8:10 Review Introduction for the Historical Commission Page on the Town Website

Jane and Tony prepared an introduction for the Historical Commission page for the new town website. All were in agreement they did a great job.

### 8:15 Motion to Adjourn

T. Willoughby made a motion to adjourn the meeting. Jane Lowell seconded it. The motion passed unanimously.



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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Tony Willoughby

Meeting Date	March 19, 2014 at 7pm
Location	Mendon Town Hall
Status	Approved

### Present

Wayne Wagner, Ellen Wagner, Tony Willoughby, Jane Lowell, Kathy Schofield, Board of Selectmen  
Representatives Lawney Tinio, Mark Reil and Mike Goddard,, Bill McHenry

### 7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

### 7:06 Public Meeting Opens to Discuss Ideas for Miscoe Springs Building 89 Northbridge St.

Wayne Wagner opened the meeting by presenting a summary of the Miscoe Springs Bottling Company Building and it's historical significance in the town. A brief summary and results of the Public Hearing Meeting between the Historical Commission and Bruce Wheeler, the developer from Sylvan Springs LLC, on March 19, 2014 was presented.

The 6 month Demolition Delay was issued on the stone portion of the structure on February 25, 2014 and the Historical Commission sent a letter of recommendation to Sylvan Springs LLC to submit two separate demolition permits for the property which would allow them to request the demolition of the metal buildings if that was their preference while a plan for the stone structure was under review.

The discussion included suggestions from people in attendance to look at options for:

- Affordable Housing.
- CPA money to subsidize the project.
- Conversion to a duplex structure or condominium units.
- Mixed -use options including small business and rental units.
- Developer selling the parcel to an interested party.

Discussion regarding some of the obstacles to accomplish the suggested uses:

- Septic issues.
- Zoning issues.

The result of the meeting was an indication that there would be support from the Board of Selectmen to work with the Historical Commission and Sylvan Springs to try to save the stone building and seek options that would allow adaptive reuse.

### 8:30 Motion to Adjourn

T. Willoughby made a motion to adjourn the meeting. J. Lowell E. seconded the motion. The motion passed unanimously.

Wayne Wagner, Chairman  
Kathleen Schofield



Jane Lowell  
Ellen Wagner

## TOWN OF MENDON

Historical Commission  
Mendon Town Hall  
20 Main Street  
Mendon, Massachusetts 01756

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Meeting Date April 1, 2014  
Mendon Town Hall (Approved)

Present: Wayne Wagner, Ellen Wagner, Jane Lowell

### 7:02 Call to Order

Chairman Wayne Wagner called the meeting to order

### 7:12 Approve minutes of March 4, 2014

Ellen Wagner made a motion to approve the minutes. All members voted in favor.

The Historical Commission voted unanimously to approve the demolition of a garage at 52 Uxbridge Road. Chairman Wagner signed the demolition application.

The Commission discussed a demolition application for 25 Washington Street which included a greenhouse, barn, garage, family room and kitchen/bedroom. The owner stated that there was no foundation under the family room. Chairman Wagner questioned whether the barn was historically significant. It was determined that Chairman Wagner and/or Jane Lowell would talk to the owner and ask if Chairman Wagner could inspect the barn to determine its age. The Commission voted to sign the application for all structures except the barn.

The Commission was informed that a person was interested in renovating the original Miscoe Springs building. Jane Lowell took action items to call BOS Chairman, Lawney Tinio and Real Estate Agent, Gary Smith for their ideas about adaptive reuse for the structure. Also was to ask Gary Smith if there was any new information on the Myla Thayer property.

Kathleen Schofield told Jane Lowell that the RFP for the Olney Cook Shop landscaping project might have to be resubmitted. Jane Lowell called the BOS Administrative Assistant who said that all was on track. Landscaper Walter Swift called to pick up a packet.

Kathleen Schofield contacted Alan Tetreault, Highway Surveyor, about moving the damaged Joy Fountain to the Highway Barn until it's permanent location is chosen. Alan agreed to move the fountain.

Larry Pearson is asking the town to purchase his property on Quisset Road. The Commission will ask Patrice Doucette to do a deed search

### 8:00PM Meeting adjourned

Motion made by Jane Lowell to adjourn. Vote to adjourn unanimous.



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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner

Meeting Date	May 2, 2014 at 6:30pm
Location	Miscoe Hill Elementary School Board of Selectmen Meeting
Status	Approved

**Present**

Wayne Wagner, Ellen Wagner, Kathy Schofield,  
Diane Willoughby Administrative Assistant to the Board of Selectmen  
Board of Selectmen Members Lawney Tinio, Mike Goddard and Mark Reil  
Kim Newman Town Administrator

**6:40 Presentation of Recommended Bid for Olney Cook Landscape Project**

The Historical Commission met to recommend for approval the Bid submitted by AJ Virgilio Construction Company to the Board of Selectmen for the Olney Cook Landscape Project.

The Board of Selectmen voted unanimously to approve the recommendation.

The Historical Commission recommended the approval of Mendon resident Mr. Don Colanton for appointment to the Mendon Historical Commission.

The Board of Selectmen voted unanimously to appoint Mr. Don Colanton to the Mendon Historical Commission. His term will expire June 2014. At that time the appointment will be submitted for renewal.

**6:45 Meeting with the Board of Selectmen Adjourned**



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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	May 6, 2014 at 7:00pm
Location	Town Hall
Status	Approved

### **7:02 Meeting Opened**

Chairman Wayne Wagner opened the meeting.

### **7:05 Approve Previous Meeting Minutes**

Jane moved to approve the meeting minutes for March 19, 2014. Kathy seconded the motion. All approved the motion.

Kathy moved to approve the meeting minutes for April 1, 2014. Ellen seconded the motion. All approved the motion.

Jane moved to approve the meeting minutes for April 22, 2014 with amendment to motion made at meeting. Ellen seconded the motion. All approved the minutes as amended.

Ellen moved to approve the meeting minutes for May 2, 2014. Kathy seconded the motion. All approved the motion.

### **7:15 Olney Cook Update**

Kathy gave an update on the Olney Cook Contract. She reported it was sent overnight to town council for review. The firm will sign and return it by overnight delivery if everything is in order.

Kathy is also investigating getting the large landscape stones that were donated to the project on site in the next week or two. She is also looking to reduce the cost of the parking lot edging.

Wayne explained when we sit down with the contractor we can ask for a change order on the bid if we feel the need to change the materials used in the project.

The Historical Commission will choose a date after the contract has been returned to call in AJ Virgilio to finalize the contract.

### **7:30 Joy Fountain Update**

Wayne gave an update on the history of the Joy Fountain and its current state to new Historical Commission Member Don Colanton. Kathy checked with the Town Administrator to determine the process to getting the repairs done on the fountain. Due to an equipment failure Alan Tetreault was unable to move the fountain to the highway barn and placed it on the property belonging to David Lowell. (the Ammidon Tavern 4 Main Street) David Lowell would have to issue a letter permitting the fountain to remain on his property for the time being. He should state that he approves of the repairs being done on the property provided the restoration company has appropriate insurance coverage. Kathy will speak to town council to get a clear understanding of what happens when the property is sold with the fountain on site should Mr. Lowell decide to let it remain in place there. Kathy will call Historic Gravestone Services of New Salem, Ma. and see if the estimate still stands for the repair work in light of it being damaged a second time when it was again struck by another vehicle.

The current quote was for \$2700 and the money is currently set-aside in a Town account.

## **Miscoe Springs Update**

The Commission discussed the next steps for the Miscoe Springs Demolition Delay. We are approaching the halfway mark to the 6-month delay. Don Colanton who had done some additional research suggested we seek the advise of realtors to see what kind of market might be out there should the building be rehabilitated for a multi-family dwelling or mixed use option. Concern was expressed about the possibility of being “waited out” until the delay was over and no resolution for adaptive re-use reached. It was suggested that a discussion take place between Mr. Wheeler and the Historic Commission to see if there was any additional progress on the developers end. Wayne remarked that if done properly the structure could be an attractive focal point at the entrance to the Sylvan Springs Development. The Historic Commission would seek assistance from the town boards to aid in allowing the building to be sold off separately if the developer does not have an interest in preserving the structure.

### ***Action Items ⇒***

Wayne Wagner to contact developer Bruce Wheeler.

Don Colanton to contact Gary Smith from Mendon Area Real Estate.

Jane Lowell to contact Julie Newman and historic real estate office in Douglas, Ma.

## **8:00 25 Washington Street Demolition Permit**

The Historical Commission members voted to approve the demolition permit submitted for 25 Washington Street to include the existing barn, greenhouse, garage, family room and kitchen / bedroom. Jane Lowell made the motion to sign the demolition permit. Ellen Wagner seconded the motion. All voted in favor of the motion. The Historical Commission agreed it would be preferable that Taft / Enos homestead dating back to 1840 was preserved which is the plan for that part of the building.

## **8:10 Cemetery Stone Repairs**

Jane recommended we have Historic Gravestone Services take a look at the gravestones in the Old Cemetery across from George Street to get an estimate on repairs to the broken stones. They can do this when they come out to look at the Joy Fountain.

### ***Action Items ⇒***

Kathy will call and arrange to have them come out.

## **8:25 Meeting Adjourned**

Jane Lowell made a motion to adjourn the meeting. Ellen Wagner seconded the motion. All voted in favor of the motion.



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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	June 3, 2014 at 7:00pm
Location	Town Hall
Status	Approved

### **7:02 Meeting Opened**

Chairman Wayne Wagner opened the meeting.

### **7:05 Approve Previous Meeting Minutes**

Meeting minutes were not approved and will be reviewed and approved at the July meeting.

### **7:15 Miscoe Springs Update**

Don gave an update on Miscoe Springs. Don has done some additional research and spoke with Realtor Gary Smith. He also spoke to (his brother in law?). The Historical Commission members agreed we might have the option to request CPC funds. That money could be used to hire an architect with Historic Preservation experience to create a conceptual plan for the building. Jane suggested we seek the help of Phillip Warbasse from Chenot Associates. Concern was expressed about the possibility of being “waited out” until the delay was over. It was suggested that a discussion take place between Mr. Wheeler and the Historical Commission to see if there was any additional progress on the developers end.

### **7:30 Joy Fountain Update**

Kathy checked with the Town Administrator to determine the process to getting the repairs done on the fountain. She also spoke to town council for advice on leaving the Fountain on the Ammidon Tavern Property belonging to David Lowell. She forwarded that information to Jane.

Kathy called Historic Gravestone Services of New Salem, Ma. and spoke with owner Tamara Conde. She will come out and review the new damage to the fountain and make sure the estimate is the same. She will also survey the Old Cemetery and prepare an estimate for the repair of damaged stones, cleaning and resetting stones that are leaning significantly.

(The current quote for the fountain repair is \$2700 and the money is currently set-aside in a Town account.)

### **7:40 Olney Cook Update**

The Olney Cook Landscape project is underway and Jane and Kathy have been onsite to oversee the process. Virgilio expects to have it completed in two weeks. A septic tank was discovered on site. It was thought to be an old well. The Board of Health was contacted. Gibson Septic emptied the septic tank as requested by the Board of Health. They did this at no charge to the Historical Commission. Virgilio collapsed the tank and the project was back on schedule. They have agreed to relocate the donated stones from the Lowell property and use them in place of the dry laid stonewall that was in the original plan. Kathy spoke to Town Administrator Kim Newman and Alan Will from Virgilio to prepare a change order to reflect those adjustments. Kathy is working with Jack Grena to connect the electric for the pump and lighting.

### **7:50 Historic District and Village Overlay Districts**

Kathy did some investigating on the difference between adopting a Historic District vs. a Village Overlay Historic District. It did not appear to accomplish the same objectives as the Historic District. Members reviewed the process and will look at getting a committee together to begin the process.

### **8:00 Master Plan Update**

Kathy gave an update on the Master Plan. A survey will be sent out in August to homeowners to get additional feedback from the community following the workshops. After those have been returned and processed each group will prepare a summary of the findings and complete a list and description of objectives for each chapter. The expected presentation of the final Master Plan will be in November.

### **8:10 Main Street / Scenic Roads**

Wayne and Jane reported that Hasting Street couldn't be included as a scenic road as it is a state roadway. Wayne will present the article at the Special Town Meeting on June 25, 2014. The article will be to designate Main Street, Elm Street and Maple Street as scenic roadways.

### **8:15 CPC Items / Town Hall Ramp**

The members discussed the historical significance of the town hall ramp and the proposed use of CPC Funds, designated for Historical Items, to be used to repair the ramp. The Commission members agreed that the ramp is not considered historically significant. Kathy made a motion that the ramp at the Town Hall is not considered historically significant and not considered eligible for CPC Historic Funds. Jane seconded the motion. All members voted in favor of the motion.

### **8:25 Eagle Project Outlines**

The members discussed presenting the Mendon Cemetery Inventory Work to the local Boy Scout Troops for consideration as a possible Eagle Scout Project. Kathy will contact the Troops with some information to see if there might be some candidates interested in this project.

### ***Action Items ⇒***

### **8:30 Meeting Adjourned**

Jane Lowell made a motion to adjourn the meeting. Don Colanton seconded the motion. All voted in favor of the motion.





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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	July 2, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

### **7:02 Meeting Opened**

Chairman Wayne Wagner opened the meeting. In attendance: Wayne Wagner, Ellen Wagner, Jane Lowell, Don Colanton and Kathy Schofield.

### **7:03 Review Meeting Minutes**

The Commission reviewed meeting minutes from June 25, 2014. Jane moved to approve the minutes. Ellen seconded the motion. All members voted to accept the minutes.

### **7:15 Olney Cook Progress**

The Commission reviewed the balance of work at the Olney Cook Shop. Kathy reported the electrical hook up is scheduled for July 16 and will be completed by Senelectric. She reported calling Virgilio regarding the failing cedar tree and they are scheduling to come out and look at it. The Commission members agreed it was ok to bring the electric into the building from the back of the building.

Jane suggested we set flat stones and pea stones at the base of the windows to reduce splash onto the windows during heavy rainstorms. The Commission discussed using plexi-glass to cover and protect the windows from accidental damage but it was reported that it might cause more harm than good.

The Commission discussed protecting the writing on the doors and walls. Jane will investigate how to best achieve this and will contact the Duxbury Historical Commission who recently restored a craftsman shop.

Kathy will speak to National Grid about relocating the meter to the utility pole.

Kathy will call on the cost of the Blackstone Valley Heritage signage. Wayne will speak to Margaret Carroll to see how much the Chestnut Hill Meeting House paid for their sign.

Don said he would be interested in locating information to put together a storyboard for the shop. The Commission will discuss a long-range plan for the shop in the coming months.

### **Schedule Joy Fountain Repairs and Relocation**

Kathy met with Historic Restorations out of Salem Ma. to update the estimate for the repair of the fountain. To date Anne Mazar and Susan Darnell have approved relocation to Founders Park. Jane said she would present the proposal to the Board of Selectmen for their approval. Historic Restorations would like the fountain in it's permanent home before they do the repairs. Jane will meet with Susan to select a site on the park.

### **Miscoe Springs Update**

The Commission discussed information collected by Don on possible options for Miscoe Springs. He had an extensive conversation with Gary Smith to get his opinion for adaptive reuse of the building and the potential interest of buyers for a building like this.

Kathy called and sent a letter to Bruce Wheeler and has not had any response from him. Don offered to put in a follow up phone call. The members agree they need to know what Mr. Wheeler's intentions are for the historic building. The members will determine if Mr. Wheeler would agree to sell off the parcel and if so what his asking price would be. The commission could at that point seek out interested parties.

An additional possibility would be to sign the demolition permit and specify that it would only apply to building #2.

The two structures are listed separately on the permit. The Commission will have to check with town council to see if this is a viable legal option.

Don pointed out that there are issues with the bylaw as it is worded now. It has limited enforcement and requires little participation for historic property owners to work towards adaptive reuse. As it stands property owners can wait out the delay until it expires and then move forward with demolition. Don has reviewed several Demolition Delay Bylaws and suggested we consider modifying our bylaw.

### **Old Cemetery Restoration Quote**

Historic Restorations gave the Commission a rough quote of \$30,000.00 for restorations at the cemetery. They also quoted \$1000.00 for a cleaning and setting workshop to help offset some of the expense. Jane and Kathy will work on an IFB for the Old Cemetery restoration. Kathy will also post information with the Boy Scout Troops in town to see if any Eagle Candidates might be interested in surveying, photographing and cataloging the other cemeteries. Jane will ask Sue and Bob Reiss to see if they have a copy of the cemetery book that was prepared several years ago. Jane commented that at the DCR workshop she attended, she was told that we would need permission from family members to work on the graves. It was agreed we would prepare a legal post in the newspaper to accomplish this. The commission discussed looking into CPC funds for a signboard on the history of the cemetery.

### **Pearson Property**

The Commission discussed that the first right of refusal has been presented to the town for the Pearson Property. Kathy toured the property with Mr. Pearson and several selectmen. Patrice Doucette completed the deed search on the property. The Commission will wait to see if the Community Preservation Committee has a possible plan for the property.

### **Power Lines on Main Street**

The Commission will approach the selectmen about contacting National Grid to bury the power lines on Main Street. The request will have to come from the town. The Commission would like to see it included as part of the plan for improvements in the village for the town's 350<sup>th</sup> celebration.

### **350th Plans**

The Selectmen are working with the Brothers of the Brush to begin preparations for the town's 350<sup>th</sup> celebration. It was recommended that a representative from the Historic Commission be appointed to the committee.

### **Items not reasonably anticipated:**

Demolition Permit 40 Kinsley Lane:

The Commission reviewed and approved a demolition permit submitted for 40 Kinsley Lane that is a garage structure. Jane moved to approve the permit. Don seconded the motion. All voted in favor of the motion.

Discussion on Fire Station Renovation:

The Mendon Police Department is investigating the possibility of renovating the old Fire Station to serve as office space for the department. The Commission is concerned the new station will remain unfinished if CPC funds are used to renovate the fire station.

### **8:50pm Adjourn**

Ellen moved to adjourn the meeting. Kathy seconded the motion. All members voted to adjourn.



## **MENDON HISTORICAL COMMISSION**

20 Main Street  
Mendon, MA 01756  
[historical@mendonma.gov](mailto:historical@mendonma.gov)

Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	August 5, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

### **7:15 Meeting Opened**

Chairman Wayne Wagner opened the meeting. In attendance: Wayne Wagner, Ellen Wagner, Jane Lowell, Don Colanton and Kathy Schofield.

### **7:17 Review Meeting Minutes**

The Commission reviewed meeting minutes from July 2, 2014. Jane moved to approve the minutes as amended. Don seconded the motion. All members voted to accept the minutes.

### **7:20 Old Business**

#### **Olney Cook Shop:**

Jane spoke with the Duxbury Historical Commission regarding the preservation of the writing on the walls at the Olney Cook Shop. They recommended photographing the writing and covering the sections of the wall and door with a protective plexi-glass cover. Jane would like to speak to Phillip Warbasse before a decision is made as to the best practice to use.

Jane will check with her blacksmith about bending the metal on the granite post at the shop to hook the chain to. Kathy met with Virgilio and reported the replacement of the cedar will take place in October. The electric has been run at the shop as well. Kathy will contact National Grid about relocating the electric meter.

#### **Joy Fountain:**

Jane attended the selectmen's meeting on July 21, 2014 to present a request to relocate the Joy Fountain to Founders Park. The Selectmen approved the request provided we get a copy of the deed to make sure there were no restrictions outlined in the deed. Jane did the research and found no restrictions that would prevent the placement of the fountain there.

Jane met with Susan Darnell and Kathy joined them later. A spot on the park near the Historical Society building was selected. Kathy will contact Alan Tetreault and show him where the fountain will be placed. The repairs can begin once the fountain is placed in the fall.

#### **Power Lines:**

Kathy reported a Community Block Grant is being investigated to fund the placement of power lines underground.

#### **Cemetery Grant:**

Jane reported the Old Cemetery Gravestones are now online. She and Kathy are working on the IFB for the Cemetery Project.

### **7:35 Miscoe Springs Update**

The Commission discussed information collected by Don on possible options for Miscoe Springs. He had an extensive conversation with Gary Smith to get his opinion for adaptive reuse of the building and the potential interest of buyers for a building like this.

Kathy called and sent a letter to Bruce Wheeler and has not had any response from him.

The members agree they need to know what Mr. Wheeler's intentions are for the historic building. The members decided there has to be clarification as to whether or not Mr. Wheeler would agree to sell off the parcel and if so what his asking price would be. The commission could seek out interested parties once this is determined.

To date there has been limited participation from Habitech to participate in the Demolition Delay process as it is outlined in the bylaw. Don will review the audiotapes from the hearing to clarify what Habitech had agreed to do to participate in the process of finding an adaptive reuse option.

Don will also prepare another letter to Mr. Wheeler requesting he participate in the process and meet again with the Historic Commission.

In the meantime Jane will follow up with some parties who may be interested in an adaptive reuse project.

Jane suggested we ask him to reapply for the demolition permits. She will check with the building department to see how long the permits remain in effect. One option the commission may have is the option to sign the permit for building #2 (the steel structures) only. The Commission will have to check with town council to see if this is a viable legal option.

Don pointed out that there are issues with the bylaw as it is worded now. It has limited enforcement and requires little participation for historic property owners to work towards adaptive reuse. As it stands property owners can wait out the delay until it expires and then move forward with demolition. Don has reviewed several Demolition Delay Bylaws and suggested we consider modifying our bylaw.

(The Mass Historic Commission has been discussing a workshop to assist towns with DD Bylaws and Development of Historic Districts and the Historic Commission members will plan to attend when they are scheduled).

### **8:15pm Adjourn**

Ellen moved to adjourn the meeting. Kathy seconded the motion. All members voted to adjourn.



## **MENDON HISTORICAL COMMISSION**

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Mendon, MA 01756  
[historical@mendonma.gov](mailto:historical@mendonma.gov)

Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	September 9, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

### **7:05 Meeting Opened**

Chairman Wayne Wagner opened the meeting. In attendance: Wayne Wagner, Ellen Wagner, Jane Lowell, Don Colanton, Kathy Schofield and Mendon resident Ivy Iacoi.

### **7:10 Review Meeting Minutes**

The Commission reviewed meeting minutes from May 6, 2014. Jane moved to approve the minutes as written. Don seconded the motion. All members voted to accept the minutes. The Commission reviewed the meeting minutes from June 2, 2014. Kathy made a motion to accept the minutes as amended. Jane seconded the motion. All voted to approve the minutes as amended. The Commission reviewed meeting minutes from August 2, 2014. Jane moved to approve the minutes as amended. Don seconded the motion. All members voted to approve the minutes as amended.

### **7:20 Pearson Property**

The Historical Commission discussed the deed search for the Pearson property on Quissett Road. Patrice Doucette completed the search and found no significant historical names attached to the property. Ivy Iacoi who is an abutter to the property, reported on the progress made to date to find a way to preserve the property. The CPC under the direction of Anne Mazar has been working with Mass Fisheries and Wildlife to determine if they are still interested in purchasing a portion of the land for conservation and recreational. This would allow them to preserve the wildlife habitats inside that parcel. They have approached the New England Farm Association to see if there was an interest in purchasing a portion of the land (approximately 35 acres) to lease out to farmers. They are looking at several approaches to preserving the property. The Historical Commission discussed the value of the historic stonewalls. Under the scenic by-law, only the walls that are located at the front of the property are protected. The Commission suggested that Ivy speak with an archeological society to see if they could evaluate the remaining stonewalls. It may help in the effort to try and preserve them.

### **7:35 Miscoe Springs Update**

There was some confusion regarding who would send a letter that was prepared by Don Colanton to Mr. Wheeler. Kathy will send the letter by certified mail. There has been no response to date from Habitech or Mr. Wheeler. Don reported that there has been some drilling activity. Wayne has not heard back from Phillip Warbasse to date for assistance in evaluating the property for adaptive reuse. Wayne will call him again. The members agree they would like to know what Mr. Wheeler's intentions are for the historic building.

### **7:50 Cox Property Update**

Kathy was not prepared to report on the Cox Property.

### **7:55 Joy Fountain Update and Misc. Items**

#### **Joy Fountain:**

The Commission decided to meet at Founders Park on Friday September 12, 2014 to select a location for the Joy

Fountain. Kathy will contact Alan Tetreault and show him where the fountain will be placed. The repairs can begin once the fountain is placed in the fall.

Cemetery Grant: Jane and Kathy have located an IFB for a cemetery project in Hanover Ma. but are not sure which tasks would be recommended for the Old Cemetery. Wayne said he would contact Phillip Warbasse to guide the process for the Old Cemetery Restoration Project and help us determine the work that should be done.

Deed Search: Jane suggested a deed search be completed on the small house (need to find the address on Hasting Street) that is next door to the new office building on the corner of Washington St. and Hastings St.

Historic Signs: Jane spoke with Margaret Carroll who reported that the storyboard for the Chestnut Hill Meeting House cost the Millville Historical Society \$2000.00. She will do additional research on the signage. The Commission discussed other signage that should be considered including the Taft Library, the Cook Shop, the Museum and the Record Room.

### **8:10pm Mendon 350<sup>th</sup> Celebration**

Wayne has agreed to join the Committee for Mendon's 350<sup>th</sup> Celebration. The Historical Commission discussed it may be a good time to begin the Historic District process. The celebration and the time leading up to it may help to reinforce the importance of preservation.

### **8:15pm Adjourn**

Jane moved to adjourn the meeting. Ellen seconded the motion. All members voted to adjourn.



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[historical@mendonma.gov](mailto:historical@mendonma.gov)

Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	October 15, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

### **7:05 Meeting Opened**

Chairman Wayne Wagner opened the meeting. In attendance: Wayne Wagner, Ellen Wagner, Jane Lowell, Don Colanton and Kathy Schofield.

### **7:07 Review Meeting Minutes**

The Commission reviewed meeting minutes from September 9, 2014. Jane moved to approve the minutes as amended. Don seconded the motion. All members voted to accept the minutes.

### **7:20 Old Business**

#### **Miscoe Springs Update:**

Don Colanton reported that it appeared that there was some recent clearing and well drilling on lots near Miscoe Springs.

Wayne had not heard back from Phillip Warbasse about coming out to look at the site and make some preliminary suggestions for adaptive reuse. He will try to contact him again. If the Historical Commission is able to get an opinion from Phillip we could approach the CPC for funding to come up with a plan for the Miscoe Springs Building to present to the developer.

#### **Joy Fountain:**

The Joy Fountain has been recently relocated to Founder's Park. A plan for a planting bed that would incorporate the fountain is on hold for the time being. Anne Mazar and Susan Darnell suggested the Historical Commission / Historical Society put together a storyboard for the fountain. The Commission suggested using the information already compiled by Dick Grady as a starting point. The funding for the storyboard would need to be discussed.

#### **Historic District:**

The Historic Commission members discussed the upcoming 350<sup>th</sup> Birthday of the Town of Mendon. There may be a more favorable climate towards historic preservation as the town begins preparations for this celebration.

The Commission will look at locating people who may be interested in serving on a Historic District Committee. Jane suggested we speak with Chris Skelley from the Mass Historic Commission to see if he would consider coming out to speak to a group about the process and benefits of creating Historic Districts. Jane also emphasized the importance of educating people on the value of being in a Historic District.

#### **Cemetery Grant:**

Jane and Kathy will meet with Tamara Conde of New Salem to look at the Joy Fountain repair quote and also to review putting together a bid for the Old Cemetery.

#### **Olney Cook Shop:**

Don Colanton prepared a storyboard summary for the Cook Shop based on the information that had been compiled by Amy Dewitt and Jane Lowell for the Cook Shop Restoration. Wayne suggested checking in with Dick Grady on the historical uses for Hartford Ave. East at the time the shop was in operation. The Commission discussed how to further develop the storyboard and tie it into other significant merchant activity in the area. Don felt it would important to be

able to source the information that has been compiled and do some additional research to help in embellishing the storyboard.

Kathy shared some research done many years ago on the Cook Cemetery that is near the shop but it would have to be further researched to see how it ties into the Cook family. Some additional information given by the Lundvall Family on the Cook Property was also reviewed and its significance should be determined.

Don will continue to work on the elements of the storyboard. The Commission will see if there are additional photographic images of the property.

### **8:45pm Adjourn**

Don moved to adjourn the meeting. Jane seconded the motion. All members voted to adjourn.





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Wayne Wagner, Chairman  
Jane Lowell  
Kathleen Schofield  
Ellen Wagner  
Don Colanton

Meeting Date	November 18, 2014 at 7:00pm
Location	Mendon Town Hall
Status	Approved

### **7:05 Meeting Opened**

Chairman Wayne Wagner opened the meeting. Commission members in attendance: Wayne Wagner, Ellen Wagner and Don Colanton.

Other attendees; Doug and Bernie Curtis, 104 Northbridge Rd. Dick Skinner 143 Hartford Ave E.

### **7:10 Update on Miscoe Springs**

Meeting attendees Doug and Bernie Curtis asked for an update on the status of Miscoe Springs. Wayne Wagner and Don Colanton provided overview comments on the Commission's request to Habitech Principal, Bruce Wheeler to extend the delay on his demolition plans for the stone structure while approving the demolition of the remaining Steel building structure. It was discussed that the intent of such a delay would be to consider engaging architectural studies on adaptive reuse options for the stone structure. It was noted that Mr. Wheeler has not responded to the request and that should his firm decide at this time to demolish the whole structure, he would be in compliance with the towns demolition by laws as the six month period has expired. Ellen Wagner brought up the tax issues that Habitech has with the town. Mr. and Mrs. Curtis thanked the commission for its time upon their departure.

### **7:25 Fire Station Thermometer Restoration**

Meeting attendee Mr. Dick Skinner made a presentation on his previous restoration work with antiques and offered his services gratis to research and restore the Fire Station Thermometer at no cost to the town. He noted that his attendance was at the request of the Board of Selectmen, as they want the Historical Commission to OK the project. After reviewing the presentation with great enthusiasm, the Commission members agreed with the restoration proposal and Wayne will notify the selectmen as such.

### **7:45 Review Meeting Minutes**

The Commission reviewed meeting minutes from October 15, 2014. Don moved to approve the minutes as is. Ellen seconded the motion. All members voted to accept the minutes.

### **7:50 Old Business**

#### **Joy Fountain:**

On hold with no further discussion.

### **Blackstone River Valley National Heritage grant process, Olney Cook Shop and Old Cemetery:**

The commission began discussion by reviewing the grant application procedure and Don pointed out the ideal fit for applying for funds to create the exhibit display and signs for the Olney Cook shop. The response to Don's note to Ms Cutler of the Heritage commission was discussed with the understanding that the next round of funding would be with application submitted in the winter months and funding approved by the spring.

A review of the grant requirements led to discussion with Wayne noting we should consider using our existing to date funds outlays in consideration of matching funds requirement in the application. Funds to be applied for were discussed with the idea that an outside consultant with experience in exhibit display would be pursued. It was discussed that the individuals in this line of work have the capability to create all the content, narrative and pictures, for display and proper exhibit at the site. Don reviewed potential experts identified from a New England Museum Association (NEMA) listing and suggested a posting of our needs through the On Line board, "Linked In". Don will create a posting and bring it to the next meeting.

With an eye to the Cemetery project, Ellen noted we have invested so much in the Olney Cook shop that we should push to bring it to conclusion first and pursue Heritage grant money for the project and defer a potential cemetery application until after the artisan shop application. Wayne strongly agreed and Don also concurred.

### **Town Hall Egress**

Wayne led the discussion with the observation that the Board of Selectmen want to pursue CP funds for this project as the Town Hall is a historic structure. Discussion touched upon aspects from tearing down and rebuilding exterior steps, exterior ramp repair to the ADA requirements for the elevator on the basement floor. On the elevator, Wayne has contacted Kim Newman, Administrator for the town requesting a review of any potential issues with the architectural work performed on the elevator and other renovations completed at that time. Don raised the question of the distinction between repairs and renovation when considering a CP funds application.

### **Demolition permit request, 5 Southwick St.**

The Brewer family Realty Trust presented an application to the commission for permission to tear down an animal housing building on the premises. The commission reviewed photos and after discussion the structure was not deemed of historical significance. Don motioned that the commission approve the request for demolition. Ellen seconded and the vote was unanimous in approval.

### **Master Plan Survey Results**

Discussion deferred.

### **9:05 Next meeting date and Adjournment**

It was decided to return to the regular schedule with the next meeting to be held on Dec. 2, 2014. Ellen moved to adjourn the meeting. Don seconded the motion. All members voted to adjourn.