



**MENDON  
HISTORICAL  
COMMISSION**

20 Main Street  
Mendon, MA 01756  
historical@mendon.gov

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

Meeting Date	December 4, 2012
Location	Mendon Town Hall
Status	Approved January 8, 2013

**Present**

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

Mark Rizoli  
2 Evergreen Lane  
Hopedale, MA 01747

Lawney Tinio  
13 North Avenue  
Mendon, MA 01756

**7:02 Call to Order**

Chairman Wagner called the meeting to order.

**7:03 133 North Avenue Barn**

Mr. Rizoli spoke to the Commission about obtaining CPA funds to help restore the barn that he recently purchased at 133 North Avenue. He discussed his plan for the barn and the house. He plans to rent the house as a two (2) family unit. His plans for the barn are less clear, he will most likely rent it for "passive storage".

The house was purchased by the 133 North Avenue LLC. Mr. Rizoli explained that he was the sole member of the LLC. Mr. Rizoli presented the Commission the barn renovations that have been completed and what still must be done.

REPAIRS/IMPROVEMENTS COMPLETED	COST
New windows purchased, installed and trimmed out	\$ 5,500.00
Replaced rotted wood on sides of barn	\$ 14,000.00
Replaced trim work on barn	\$ 3,200.00
Painted barn	\$ 4,750.00

REPAIRS/IMPROVEMENTS COMPLETED	COST
Replaced all glass in basement windows and sandblasted frames	\$ 5,800.00
<b>TOTAL</b>	<b>\$ 33,250.00</b>

REPAIRS/IMPROVEMENTS NEEDED BUT NOT COMPLETED	COST
Strip roof of shingles and re-plywood	\$ 11,700.00
Removal of debris from roof	\$ 3,000.00
Re-shingle roof and cupola	\$ 24,800.00
Rip out and dispose of 2/3's of floor	\$ 5,200.00
Replace floor	\$ 17,500.00
<b>TOTAL</b>	<b>\$ 62,200.00</b>

Chairman Wagner asked Mr. Rizoli to prepare and present a specific request for CPA funds in writing. He asked that the request include a specific dollar amount and a description of how the money would be used.

The discussion included the fact that this is a request for CPA funds to be used on private property. T. Willoughby explained that there are precedents for this, they require that "Any expenditure of public funds must be used to advance a public purpose". The town and Mr. Rizoli would have to come to a written agreement (a "Grant Agreement") of what the public purpose would be (perhaps something that would insure the preservation of the barn in-perpetuity, perhaps something else). J. Lowell explained that Michael Steinitz expressed concern that a preservation deed restriction does not provide as much protection as other tools (for example, a historical district). T. Willoughby stated that town counsel should be consulted with any agreement to insure it meets legal requirements.

**Action Item** ⇒ T. Willoughby to provide Mr. Rizoli with information about CPA funds used on private property.

After this discussion, Mr. Rizoli left the meeting.

### **7:32 Discussion of 3 Bates Street**

Mr Tinio asked to speak with the Commission about the house located at 3 Bates Street. He explained that he is considering purchasing the property as an investment. He has concluded that the house is in such disrepair that he would raze it and build a house in it's place of similar size and style. Mr. Tinio wanted understand how the Commission would respond to a demolition permit application.

None of the Commission members would categorically state how they would vote on a hypothetical application. T. Willoughby stated that the house was 186 years old and would hesitate before supporting such a demolition. The Commission did some research on the deed of this house. This information was provided Mr. Tinio:

FROM	TO	DATE	BOOK/ PAGE	NOTES
Benjamin Bates, yeoman	Simon P. Bicknell, wheelwright	07/08/1826	000253/334	
Benjamin Bates	Rebecca Bates	02/26/1828	000294/264	
Otis T. Nelson	Simon P. Bicknell	02/27/1836	000315/062	
Grace William Thayer Hixon, Doris Bicknell Thayer, Hilda Margaret Thayer	Minni Frances Thayer	08/14/1929	002506/370	
Minnie F. Thayer	Phoebe U. York	08/28/1948	003143/107	
Anna C. Adams	Lorraine A. Adams	04/12/2010	041010/051	Executrix of Will of Carl R. Adams
Lorraine Adams et al.		08/25/2011	048261/039	Petition to partition land; 3 Bates Street is Parcel III

T. Willoughby described the HUD 203K loan program. This program allows a home purchaser to combine renovation costs in his/her base mortgage (as opposed to taking out a second, more expensive, interim construction loan). It is a tool that can make it easier to renovate an older home.

**Action Item** ⇒ T. Willoughby to prove Mr. Tinio information about 203K loans.

After this discussion, Mr. Tinio left the meeting.

### **7:56 Approve Minutes**

The Commission reviewed the minutes of November 6, 2012. T. Willoughby made a motion to accept the minutes as amended, seconded by K. Schofield. The motion passed unanimously.

### **8:02 Discussion of 25 Hastings Street**

J. Lowell reported a rumor that 25 Hastings Street is at risk for demolition. This sparked a conversation about how the Commission can be more proactive with at-risk structures. It was agreed that the Commission should be doing a better job educating the public about the financial advantages of restoring over razing.

**Action Item** ⇒ K. Schofield and J. Lowell to develop a pamphlet that describes the financial advantages of preservation. It will describe what tax advantages are available.

### **8:35 Discussion of Open Action Items**

J. Lowell reported that she spoke with Planning Board Chairman Ambrosino about historic districts. She believes that deed restrictions are less effective than historic districts. Mr. Ambrosino suggested that the Commission attend the next Master Planning Committee meeting on December 19, 2012.

W. Wagner suggests mapping the existing historic districts as part of our public education effort.

**Action Item** ⇒ T. Willoughby, K. Schofield and J. Lowell to attend the Master Planning Board meeting.

**Action Item** ⇒ T. Willoughby to provide historic district information and provide it to K. Schofield.

### **8:53 Motion to Adjourn**

J. Lowell made a motion to adjourn the meeting, it was seconded by E. Wagner. The motion passed unanimously.