



MENDON HISTORICAL COMMISSION

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

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

Meeting Date	January 5, 2016 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Ellen Wagner and Lynne Roberts

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Review Meeting Minutes

Meeting minutes from November and December were reviewed. Ellen moved to accept the minutes from November. Kathy seconded the motion. All voted in favor of the motion to accept. Don moved to accept the December minutes as written. Ellen seconded the motion. All voted in favor of the motion. Kathy moved to accept the December 11th minutes from the Miscoe Site visit. Don seconded the motion. All voted in favor of the motion.

7:10 Follow Up Discussion for February Meeting with Mr. Wheeler Sylvan Springs / Miscoe Springs

The Commission members summarized information from the December meeting with Mary Bulso and architect David Eisen. As David remarked the building would be considered a White Elephant requiring an extensive rehabilitation.

The group discussed some of the additional challenges presented by the age and irregular construction of the structure. Mr Wheeler will be joining the Commission in February to decide if there is a solution to the stone structure. Based on information provided by David and Mary adaptive reuse may not be a financially feasible alternative. The group agreed to consider any additional inquiries regarding the structure between now and February 2, 2016. The Commission received a copy of the demolition permit for the entire structure, which was a copy of the original one that was filed in 2013. This created some confusion for the group. It would be preferable to have an updated demolition permit. The Commission will update the permit with Mr. Wheeler in February.

7:30 Olney Cook Shop Signs

The Commission discussed the content of the information for the Olney Cook Signs. It was suggested that more emphasis be placed on cottage industry shops in the Town and along the Old Hartford Turnpike. The group discussed the limited amount of information regarding the Cook family.

It was determined that the shop was never officially recognized on either the State or National Historic Register. Kathy will talk to Jane and see where the process was left when she and Amy were finishing the documentation. The possibility of adding a plaque to the exterior sign if and when the nomination was accepted was explored.

Kathy said she knew a photographer who could come in and take some high-resolution photographs of the shop for the educational signage. She will set that up. Don will speak to John Trainor and Dick Grady to gather more information on the cottage industry shops and locate a map of the Town that shows the

location of some of those shops.

7:40 Town Hall Sign Approval

The Commission reviewed three layouts for the Town Hall Sign. The members selected one design and agreed that the content of the narrative be shortened. A new proposal will be put together and presented at the next meeting.

8:00 RFP Cemetery Phase 1

Kathy reported that work has begun on writing the RFP for the Old Cemetery. She expects to submit the draft to Town Council for review. The goal is to put the project out to bid in February.

8:10 Library Roof

Dan Gardner placed a temporary Ice and Water Shield on the Library roof last month. He reported the work needed to repair the roof leak was more extensive and would require re-shingling the steeple as well. He suggested the Town seek a quote for the needed work. Jane has requested referrals on Mass Listserv.

8:15 Annual Report to BOS

The Commission reviewed the annual report. Some corrections were made and the group approved the report. Kathy will submit it to the Board of Selectmen.

8:20 Historic District Study Committee

The Commission spoke with Lynne Roberts who attended the meeting this evening. She has accepted appointment for the Historic District Study Committee. The members were able to share some information with her about the process. The Commission is looking forward to hearing the study group recommendations.

8:30 Cox Property Update

Wayne Wagner offered to speak with Anne Mazar to see how the Cox Property and Open Space transfer was going.

8:35 35 Cape Road

Kathy reported that the sale of 35 Cape Road was expected to happen in the next week or two. The Commission will reach out to the new owner to discuss the fate of the house and outbuildings. It appears the house sits on the most desirable parcel on the lot.

8:40 Demolition Permit 16 Cape Road

The Commission reviewed the small garage at 16 Cape Road. The structure has limited historical significance. The Commission voted in favor of the demolition. Wayne Wagner made a motion to approve the demolition. Ellen seconded the motion. All members voted in favor of the motion.

8:45 Adjourn

Kathy moved to adjourn the meeting. Ellen seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for Tuesday February 2, 2016.



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Jane Lowell
Ellen Wagner
Don Colanton
Michael Goddard
Kathleen Schofield

Meeting Date	April 5, 2016 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Ellen Wagner, Jane Lowell, Mike Goddard, Lynne Roberts and Dan Byer and Jeanne Koles

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Presentation Dan Byer

Dan Byer came in to request CPA Historical Funds to convert the 16mm films of Mendon's 300th Celebration, which were located in Doug Taylor's garage. Dan mentioned that there were also many parade items from the town's 325th celebration. Matthew Taylor has current ownership of those items. Dan is hoping to show the film at the Drive In as part of the 350th Celebration. He requested \$1000.00 to digitize the films. Jane moved to request \$1000.00 from the CPA Historical account to pay for the conversion of the films. Don seconded the motion. All members voted in favor of the motion. Dan asked about ownership of the Taft Cemetery on Millville St. To date the Klinkman Family has maintained the site. It was believed that the Lamosse family owned the cemetery. Dan believes it is now in the jurisdiction of the town and would become the responsibility of the parks department. The Historical Commission thought it would be a good idea to bring this topic to the Board of Selectmen and Town Counsel to clarify who is the owner of the cemetery.

The Cook cemetery was mentioned and Jane suggested that Mr. Stewart be approached to see if he may know the whereabouts of the stones.

7:05 Review Meeting Minutes

Meeting minutes from February were reviewed. Kathy moved to accept the minutes as written. Mike seconded the motion. All voted in favor of the motion to accept.

7:40 Town Hall Sign Approval

The Commission reviewed the new proposal for the Town Hall Sign. Two errors were picked up and Wayne asked that we confirm the dates that the building served as the High School. Kathy will make the corrections and review a final proof.

7:10 Updates Miscoe Springs, Cox Property, 30 Miscoe Road and 29 Hastings Street

Jane reported the deal between Sylvan (Miscoe) Springs and Mr. Meehan fell through. She reported that there were additional inquiries on the building so as it stands there are still some options. The Cox property was partially cleaned out by Mr. Afonso. The Planning Board wants to see the remaining materials cleaned up. Until then they will not release any lots and the Cox house cannot be released until the work is completed to the board's satisfaction. The BOS and Town Counsel determined that the town is not obligated to offer first right of refusal on the house to Mr. Afonso who requested it. The sale status of 30 Miscoe Road is unclear right now.

The Commission discussed 29 Hastings Street and the fire department drill that was performed at that property. No Demolition Application was submitted for the structure and the 1840 Wood Homestead is included on the State Register of Historic Properties. The owner of the building did not follow the appropriate protocol.

The group reviewed the criteria of the Demolition Delay Bylaw and determined that the property meets criteria #1 and #4 of the Demolition Delay Bylaw and criteria A and C of the National Register of Historic Places. Jane moved to declare this structure historically significant based on meeting those criteria as set forth in the Demolition Delay Bylaw Chapter XXIV. Don seconded the motion. All members voted unanimously in favor of the motion. The homeowner will be notified by registered mail of the determination and process going forward. In the interim Commission members will meet with the Board of Selectmen to discuss the failure of the part of all parties involved to follow the proper procedure for demolition.

As a result of the ongoing issues the Commission is faced with, the group discussed additional measures needed in order to avoid future problems. The Commission will investigate closing gaps in the bylaw, examining demolition by neglect issues and proactive outreach measures that could be taken with homeowners whose properties may be at risk. Wayne suggested developing a comprehensive Preservation Plan to share with residents. This plan would look into any possible levels of assistance that can be shared with historic property owners.

7:45 Cemetery Bid Review and Award

Kathy completed reference checks on all three bids that were submitted for the Old Cemetery Restoration. Two had very strong support. The lowest and most responsible bid came from Gravestone Services LLC owner Kia Nalenz. The Commission reviewed the bids and Mike made a motion to award the contract to Gravestone Services. Don seconded the motion. All members voted in favor of the motion. Kathy and Jane will schedule Mr. Nalenz to come to Town and sign the contract with the Town Administrator.

7:45 Historic District Study Committee Report

Mike and Lynne reported back on their meeting with Dick Grady and John Trainor who presented their powerpoint on the History of Mendon. Of notable interest are the properties that define the Golden Age of Mendon. The committee is looking at setting the proposed district boundaries inside the Center Historic District. This would include the triangle of Maple Street, Hastings Street and Main Street. They are scheduled to meet with Chris Skelley on April 26th and invited the commission members to join them. It was suggested that we take advantage of the Memorial Day Parade to do some public outreach. We could set up a table to display maps and information on Historic Districts and introduce and hand out applications for the Historic Plaque Program as well.

7:20 Olney Cook Shop Signs

Kathy reported that she spoke with MHC regarding the nomination for the Cook Shop. They requested any paperwork we had submitted and asked that we send photographs of the restoration work done on the shop. Kathy sent the information to MHC. Betsy Friedberg at the National Register Nomination office will review the information and let us know if they think the shop is still eligible and if so they will instruct us on the next steps.

Don felt it would be a good time to have Jeanne come in and review what she has done to date. He also reached out to Dick Grady to gather more information on the cottage shop industry. We discussed the need for more tangible information and documentation to support that approach for the signs. Kathy suggested Don check the Hope1842 site to see if he could locate town directories from the 1800's. The Commission discussed some of the other remaining shops in town and thought we might collect any information and photographs to see if they would fit the story line.

Don suggested we move forward with the exterior sign and add a plaque to that sign if and when we did receive NHR or SR status. The Commission members agreed.

7:45 Meeting with Mr. Wheeler



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Mr. Wheeler arrived to discuss the status of the Miscoe Springs structure. He spoke with Mr. Ed Nilsen who had contacted Jane through the Mass Listserv. He found him to be very intelligent and a good resource for generating ideas. He did ask that the Commission filter through the inquiries first before connecting with his company.

Don shared the feedback we received from Mary Bulso and architect David Eisen and their impression that in their professional opinion there was not a clear viable option for the structure.

Mr. Wheeler said he would be looking at a Market Rate Condo model and would take a look at the Hopedale School Project. He felt we needed to find an end user to make adaptive reuse viable. Wayne asked what his time frame might be for the Commission to collect a possible proposal. Mr. Wheeler suggested at least a few months so we can continue to search on our end. He also asked that we sign the demolition permit, which would allow him to demo the steel buildings. There was concern expressed by members that the permit was worded to allow for demolition of the stone structure as well. Mr. Wheeler said he was not interested in filing another permit but gave his word that he was not going to demolish the stone building without giving the Commission plenty of time to plan ("several months"). He has to wait until the market is right to remove the steel structures and needs the flexibility to be able to remove them when the time is right. He said he would secure the stone structure after those outbuildings are removed to protect the interior from vandals and deterioration.

The Commission agreed to meet in two months to discuss any new findings or solutions. The Commission thanked Mr. Wheeler for coming out to work with the group.

8:00 RFP Cemetery Phase 1

Kathy reported that she did not complete the RFP but expects to do so by the end of the week and pass it along to town counsel. She felt we would still make the end of the month deadline to post on the Central Register. She will update the members on the timeframe.

8:10 Library Roof

Dan Gardner placed a temporary Ice and Water Shield on the Library roof last month. Jane arranged for Olde Mohawk Restorations to come out and put together a quote in time to put the library roof on the March STM warrant. The quote includes stripping the old roof, replacing rotting sheathing and shingles, ice and water shield, new roof shingles, step flashing and a new gutter system. The total quote for the work is \$48,500.00. Anne asked Jane to get a second quote from Mohawk omitting the south side of the roof (that side appears to be in good condition). That figure was \$38,500.00.

The group discussed if now was a good time to do the replacement as we might have some proposed changes from the campus study that could potentially change the roofline and eventually the scope of the work. The members decided to place it on the March Warrant and leave the option open to remove it. Mike Goddard made a motion to appropriate \$48,500.00 from CPA Historic Funds for the repair and replacement of the 1896 Taft Public Library Roof with the option to pass over the warrant article if deemed appropriate by the Historical Commission. Kathy seconded the motion. All members voted in favor of the motion.

8:20 Historic District Study Committee

Mike and Lynne are ready to start the study group. He has reviewed the Amherst Historic District Bylaw and all of the information that was provided to him by the Commission. He has been reviewing the MACRIS Maps as well to familiarize himself with the boundaries. He would like to schedule their first meeting this

month and contact Dick Grady and John Trainor to provide the historical information on the district. He felt the process could go much faster than the suggested 18 months and it should follow the momentum of the Town's 350th Celebration and the Town Hall Campus Study.

Kathy shared the Uxbridge Historical Commission contact with Mike. They have agreed to meet with the group and share their experiences developing their Historic District.

8:30 Cox Property Update

Jane reported that Afonso has agreed to pay the conservation fee for the property he purchased. Chief Horn has asked that the remains of the barn be properly disposed of.

8:35 35 Cape Road

Kathy and Jane reported on their visit to the Cape Road Property. They have been in touch with both Marcus Wenger (the expected new owner of the parcel that includes the house) and Brian Mazar who currently represents NEFC, the owners of the property. They toured the house to evaluate the condition. There was a discussion on possible options to rehabilitate the house. Brian has agreed to speak to the board and find out their thoughts on repurposing the house. He will be back in touch with the Commission members after his meeting.

There are still items that were left behind that are of historical significance and a request was made to consider a donation of those items to the Historical Society.

8:40 Historic Plaque Program

The Commission discussed options to help finance the historic circa house plaques. The program is ready to launch but the individual cost will be approximately \$50 each. It was agreed to search for another means to pay for or offset the price to homeowners. The option to request funding for the educational signs for the Olney Cook Shop was discussed. That would free some cash to help with the plaque program.

8:50 Mendon 350th Celebration and Millville 100th Celebration

The 350 Celebration Committee is meeting Tuesday February 9th and would like to invite the Commission to attend. Dick Grady has presented a list of programs the Historical Society has developed that may be incorporated in the celebration. Millville will celebrate their 100th some time in May 2016. We will look into some presentation of a gift to the Town. Wayne has offered to pay for the gift. We will look at the 325th video to see what gifts were presented to the Town of Mendon. Ellen has offered to watch the video and check.

8:55 Demolition Delay By Law Input

The Commission will discuss this at a later date.

9:00 Town Email Registration

Jane handed out an instruction sheet and reviewed the process for signing up. The Commission will communicate through the Town email server.

9:10 Adjourn

Don moved to adjourn the meeting. Ellen seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for Tuesday March 1, 2016.



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Wayne Wagner Chairman
Jane Lowell
Ellen Wagner
Don Colanton
Michael Goddard
Kathleen Schofield

Meeting Date	April 5, 2016 at 7pm
Location	Mendon Town Hall
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Jane Lowell, Mike Goddard, Lynne Roberts, Dan Byer and Jeanne Kohles

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Presentation Dan Byer

Dan Byer came in to request CPA Historical Funds to convert the 16mm films of Mendon's 300th Celebration, which were located in Doug Taylor's garage. Dan mentioned that there were also many parade items from the town's 325th celebration. Matthew Taylor has current possession of those items. Dan is hoping to show the film at the Drive In as part of the 350th Celebration. He requested \$1000.00 to digitize the films. Jane moved to request \$1000.00 from the CPA Historical account to pay for the conversion of the films. Don seconded the motion. All members voted in favor of the motion. Dan asked about ownership of the Taft Cemetery on Millville St. To date the Klinkman Family has maintained the site. It was believed that the Lamosse Family owned the cemetery. Dan believes it is now in the jurisdiction of the town and would become the responsibility of the parks department. The Historical Commission thought it would be a good idea to bring this topic to the Board of Selectmen and Town Counsel to clarify who is the owner of the cemetery.

The Cook Cemetery was mentioned and Jane suggested that Mr. Stewart be approached to see if he may know the whereabouts of the stones from that cemetery.

7:15 Review Meeting Minutes

Meeting minutes from February were reviewed. Kathy moved to accept the minutes as written. Mike seconded the motion. All voted in favor of the motion to accept.

7:20 Town Hall Sign Approval

The Commission reviewed the new proposal for the Town Hall Sign. Two errors were picked up and Wayne asked that we confirm the dates that the building served as the High School. Kathy will make the corrections and review a final proof.

7:30 Updates Miscosco Springs, Cox Property, 30 Miscosco Road and 29 Hastings Street

Jane reported the deal between Sylvan (Miscosco) Springs and Mr. Meehan fell through. She reported that there were additional inquiries on the building so as it stands there are still some options. The Cox property was partially cleaned out by Mr. Afonso. The Planning Board wants to see the remaining materials cleaned up. Until then they will not release any lots and the Cox house cannot be released until the work is completed to the board's satisfaction. The BOS and Town Counsel determined that the town is not obligated to offer first right of refusal on the house to Mr. Afonso who requested it. The sale status of 30 Miscosco Road is unclear right now.

The Commission discussed 29 Hastings Street and the fire department drill that was performed at that property. No Demolition Application was submitted for the structure and the 1840 Wood Homestead is included on the State Register of Historic Properties. The owner of the building did not follow the appropriate protocol.

The group reviewed the criteria of the Demolition Delay Bylaw and determined that the property meets criteria #1 and #4 of the Demolition Delay Bylaw and criteria A and C of the National Register of Historic Places. Jane moved to declare this structure historically significant based on meeting those criteria as set forth in the Demolition Delay Bylaw Chapter XXIV. Don seconded the motion. All members voted unanimously in favor of the motion. The homeowner will be notified by registered mail of the determination and process going forward. In the interim Commission members will meet with the Board of Selectmen to discuss the failure on the part of all parties involved to follow the proper procedure for demolition.

As a result of the ongoing issues the Commission is faced with, the group discussed additional measures needed in order to avoid future problems. The Commission will investigate closing gaps in the bylaw, examining demolition by neglect issues and proactive outreach measures that could be taken with homeowners whose properties may be at risk. Wayne suggested developing a comprehensive Preservation Plan to share with residents. This plan would look into any possible levels of assistance that can be shared with historic property owners.

8:00 Cemetery Bid Review and Award

Kathy completed reference checks on all three bids that were submitted for the Old Cemetery Restoration. Two had very strong support. The lowest and most responsible bid came from Gravestone Services LLC owner Kia Nalenz. The Commission reviewed the bids and Mike made a motion to award the contract to Gravestone Services. Don seconded the motion. All members voted in favor of the motion. Kathy and Jane will schedule Mr. Nalenz to come to Town and sign the contract with the Town Administrator.

8:20 Historic District Study Committee Report

Mike and Lynne reported back on their meeting with Dick Grady and John Trainor who presented their power point on the History of Mendon. Of notable interest are the properties that define the Golden Age of Mendon. The committee is looking at setting the proposed district boundaries inside the Center Historic District. This would include the triangle of Maple Street, Hastings Street and Main Street. They are scheduled to meet with Chris Skelley on April 26 and invited the commission members to join them. It was suggested that we take advantage of the Memorial Day Parade to do some public outreach. We could set up a table to display maps and information on Historic Districts and introduce and hand out applications for the Historic Plaque Program as well. Jane will (not) bake cookies :)

8:45 Olney Cook Shop Signs

Jeanne Kohles came in to discuss next steps for the Olney Cook information sign. She presented her current proposal. The Commission members discussed size and location of the sign as well as content. Jane agreed to take the proposal home and review the information on the sign and determine what if any of that information was least relevant.

9:00 Demolition Permit for Shed at Corner of Route 16 and Hartford Ave. West

Following a brief discussion Jane moved to approve the demolition of the shed located at the corner of Route 16 and Hartford Ave. West. Mike seconded the motion. All members voted in favor of the motion.

9:10 Adjourn

Jane moved to adjourn the meeting. Mike seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for April 26, 2016 at 6:30pm.



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Wayne Wagner Chairman
Jane Lowell
Ellen Wagner
Don Colanton
Michael Goddard
Kathleen Schofield

Meeting Date	May 11, 2016 at 7pm
Location	Mendon Senior Center
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Jane Lowell, Mike Goddard, Lynne Roberts, Bruce Wheeler and Marcus Wenger

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:05 Discussion with Bruce Wheeler

Mr. Wheeler came in to discuss the current status of the Miscoe Springs Structure on Northbridge Street. Mr. Wheeler reported that one deal had fallen through recently and he has been working with the Planning Board to find a plan to save and sell off the structure. The Planning Board agreed at their May meeting to make some adjustments on the requirements for the development. In return Mr. Wheeler would give the building and parcel to the town or give the town the equivalent of its value if he is able to sell it. Mr. Wheeler will do the legal work required to place a preservation restriction on the building to protect its exterior. The historical society can hold the preservation restriction.

In the meantime his plan is to remove the metal buildings, secure the structure and install landscape screening that will be consistent with the development.

The Historical Commission should check with the Planning Board to confirm that this would be their desired course of action for the building. Some discussion regarding the well took place. Although it would not be able to be used as a public water source a new well could be drilled for the structure.

Wayne mentioned that Anne Halsing has a Miscoe Soda Bottle Collection that she would be willing to donate. Wayne will get her in touch with Jane.

7:30 Meeting with Marcus Wenger

The Historical Commission met with Marcus Wenger to discuss the future of the house and barns located at 35 Cape Road. Mr. Wenger recently purchased the property and is trying to determine what to do with the building. He has looked at both razing the structures and moving them. He felt he may have an option to move the house near the back of the property close to Edwards Road. He has spoken to a property owner who may be willing to break off and sell the back of his lot to provide access to a house lot. He asked if any funds might be available to offset the cost of moving the house. He would need help from the Historical Commission to approach the Bylaw Review Committee and the Planning Board to see if he can get a waiver as the proposed lot would not be in conformance with the current requirements. The Commission agreed to assist with that request. Commission members asked that he consider making donations of any items that he might otherwise throw away that are of historical significance to the town. He remarked that they would be going through the house and barns in the near future and keep us posted.

7:45 Review Meeting Minutes

The meeting minutes from April were reviewed. Mike moved to accept the minutes as written. Kathy seconded the motion. All voted in favor of the motion to accept.

7:50 Olney Cook Shop Signs

Don suggested we go ahead and remove repetitive language in the proposed sign so we can move forward and have it fabricated. The Commission discussed getting lexan or plexi-glass coverings for the windows particularly in the basement to protect from further damage. Kathy is looking into getting a bench for the outside.

8:00 29 Hastings Street

The Commission discussed 29 Hastings Street. There has been no written response from the owner. The Commission decided to extend the deadline due to his recent medical issues. He did apologize for the incident and reached out to Jane.

8:20 Cemetery Bid Review and Award

Kathy will locate a professional to review the repair process for the Old Cemetery stones. Kai will begin some time in June. His contract has been signed.

8:30 Historic District Study Committee Report

Mike and Lynne reported they could use Memorial Day to do some outreach with the community for the Local Historic District proposal. After meeting with Chris Skelley they determined that it is very important to get people to meetings and listen to their concerns about the proposed district. The revitalization of Mendon Center may help to give the project some momentum. The Commission discussed one property local historic districts such as the Tavern or Lowell Homestead. Voter approval would still be required for individual properties.

8:45 Adjourn

Mike moved to adjourn the meeting. Lynne seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for June 7, 2016 at 7pm.



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

Meeting Date	June 7, 2016 at 7pm
Location	Taft Public Library
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Ellen Wagner, Jane Lowell, Mike Goddard and Lynne Roberts

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:10 Review Meeting Minutes

Meeting minutes from May were reviewed. Ellen moved to accept the minutes as amended. Jane seconded the motion. All voted in favor of the motion to accept.

7:15 Review Historical Commission Account

The Commission members requested an account summary from the Town Accountant to determine exactly how much we have in our account. The balance after the first payment to J. Koles is \$2,282.62. The project total cost is \$3115.00. The Commission asked Jane to see if the Historical Society could assist with funding the deficit of the project. Jane will discuss it with the Society members.

7:30 Fundraising Historic Plaque Program

The Commission discussed whether or not we could help to offset the cost of the Historic Plaque Program. It has not been advertised yet. Jane will ask the Historical Society officers if they would be willing to make a donation towards reducing the cost of the plaque to homeowners.

7:30 Olney Cook Shop Signs

The Commission discussed the content of the information for the Olney Cook Signs. Jane and Don made edits to the content and the Commission approved those changes. The group decided to omit "National Historic Register" listing on the sign. It could be added at a later date if and when the nomination is accepted. We are waiting on an opinion from the MA Historical Commission.

7:40 Local Historic District Outreach

The members are working on their public outreach strategy. will have a table set up to talk to residents about adopting a Local Historic District. The group met with Mike Potaski from Uxbridge to gain input on their successes and challenges in their town. They have been contacting other Town Committee Members to gain additional support and help. They are looking at other Local Historic District By-Laws to help formulate one that may be successful in Mendon.

In addition they are working on a plan to use social media (Facebook, The Mendon Town Website and the Historical Society Website) to post photographs and information for the public to access. Jane moved to allow the Local Historic District Study Committee to set up a Facebook Page for the LHD Project. Don seconded the motion. All voted in favor of the motion.

The group discussed the option of starting with a single property Historic District. There is at least one homeowner that is interested. It may inspire others to want to participate or gain support for a larger district.

8:00 Reminder June 20 CBI Presentation to the Board of Selectmen

CBI will be making their Town Hall Campus Study presentation to the Mendon Board of Selectmen on June 20, 2016 at 7pm. In lieu of a July meeting the Commission members will attend the presentation.

8:10 Schedule 29 Hasting Street Hearing

Several certified letters have been sent to the owner of 29 Hastings Street. The Board of Selectmen Secretary has also sent an email request to respond. The Commission reviewed options available including denying the permit. The Commission will discuss this matter with the Town Administrator.

8:15 Demolition Permit 151 Providence Street

The Commission reviewed the Demolition Permit request for 151 Providence Street. Patrice Doucette from Preservation Mendon prepared a deed search for the property. The Commission members discussed the historical significance of the building and decided to approve the request as few criteria were met by this property. Jane moved to approve the Demolition Application for 151 Providence Street. Ellen seconded the motion. All members voted in favor of the motion.

8:45 Adjourn

Wayne moved to adjourn the meeting. Don seconded the motion. All members voted in favor of adjourning. The next meeting will be scheduled for mid August. The Commission will not meet in July.



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

Meeting Date	August 16, 2016 at 7pm
Location	Town Hall
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Ellen Wagner, Jane Lowell, Mike Goddard and residents Kevin and Deborah Flanagan

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:10 Demolition Application Permit for Barn and Shed at 93 North Ave

Kevin and Deborah Flanagan came in to request a permit to demolish a barn and shed attached to their existing home located at 93 North Ave. They recently renovated and restored the home and are hoping to expand the footprint of the house. After a brief discussion Jane moved to accept the demolition application. Mike seconded the motion. All voted in favor of the application.

The Commission commended them on their work restoring the house.

7:20 Demolition Application for 30 Hartford Ave East

The Commission members reviewed the submitted paperwork for the property deed search on the older house located at 30 Hartford Ave. East. No historical significance was determined. Kathy moved to accept the demolition application for 30 Hartford Ave. East. Mike seconded the motion. All members voted to approve the application.

7:20 Demolition Application for 29 Hastings Street

The Commission members reviewed the submitted demolition plan for the property located at 29 Hastings Street. As per the Demolition Delay Bylaw the owner should present the plan in person. A letter will be sent out to the owner requesting his attendance at the next Historical Commission meeting.

7:30 Olney Cook Shop Signs

The group decided to omit "National Historic Register" listing on the sign. It could be added at a later date. MA Historical Commission has responded favorably to the request for nomination submitted by the Commission. We will review the process next month. It could take up to two years to complete.

7:40 Local Historic District Outreach

Lawney Tinio has resigned from the study committee. Mike suggested a Historical Commission member to sit in as a proxy member. Jane suggested a few people who may be interested in joining. The committee will resume their work after Labor Day and have been working on a draft of the bylaw.

8:00 Funding Sources for Educational Signs Olney Cook and Historic Plaque Program

Jane suggested we ask the Historical Society for help in funding the balance of the Olney Cook Shop signs. She suggested we ask the Society for help in offsetting the cost of the Historic Plaque Program as well. Wayne suggested we look into a sign to post at the Old Cemetery announcing that "Funding for this project was made possible through CPA funds". We can follow up with Anne Mazar on this.

8:45 Adjourn

Mike moved to adjourn the meeting. Ellen seconded the motion. All members voted in favor of adjourning.

NOTICE OF MEETING

BOARD/COMMITTEE NAME: Historical Commission

DATE OF MEETING: September 14, 2016

TIME OF MEETING: 7 P.M.

LOCATION OF MEETING: Union Chapel / Old Taft Public Library

AGENDA Date September 14, 2016

- Demolition Plan Review 29 Hastings Street
 - Review Meeting Minutes
 - Historic Plaque Launch
 - Old Cemetery Phase 2
 - Funding for Failing Monument at Pine Hill Cemetery
 - Local Historic District Update
 - National Historic Register Nomination Process for Olney Cook
 - Items not reasonably anticipated 48 hours prior to meeting
 - Adjourn
-
- NOTE: Notices and agendas are to be posted 48 hours in advance of the meetings **excluding** Saturdays, Sundays, and legal holidays. Any meetings that are to be held on Monday or Tuesday need to be posted by Thursday as the Town Clerk's office is closed on Fridays. Please keep in mind the Town Clerk's hours of operation and make necessary arrangements to be sure your posting is made in an adequate amount of time. We kindly ask that all meetings and agendas for the following week be posted by **Thursdays at 3:30pm** in order to be included on the Committee Meeting List that is distributed.*Per changes to the Open Meeting Law effective 7/1/10, "A listing of topics that the chair reasonably anticipates will be discussed at the meeting" are to be listed on the agenda.



MENDON HISTORICAL COMMISSION

20 Mendon, MA 01756
historical@mendonma.gov
Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Don Colanton
Mike Goddard

Meeting Date	September 14, 2016 at 7pm
Location	Old Taft Library
Status	Approved

Present

Wayne Wagner, Don Colanton, Kathy Schofield, Ellen Wagner, Jane Lowell, Mike Goddard

7:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

7:10 Review Meeting Minutes

Meeting minutes from June 2016 were reviewed. Mike moved to accept the minutes as written. Jane seconded the motion. All members voted to approve the minutes.
Meeting Minutes from August 2016 were reviewed. Don moved to accept the minutes as written. Mike seconded the motion. All members voted to approve the minutes.

7:20 Demolition Plan Review for 29 Hastings Street

The property owner of 29 Hastings Street was unable to attend the meeting and requested to reschedule. Kathy will follow up and schedule the review for the October Historical Commission meeting.

7:25 Demolition Plan Review for 52 Uxbridge Road

After a brief discussion it was suggested that the tax records for 52 Uxbridge Road be cross-referenced prior to rendering a decision. Kathy will send a letter to the applicant explaining the Commission will make a determination at their October meeting.

7:30 Historic Plaque Program Launch

Kathy announced the Mendon Historical Society generously voted to help offset the historic plaque cost to homeowners. They have donated \$1500.00 to the project. The group reviewed the press release for the program and made some edits. Kathy will print copies of the brochure and distribute them. She will ask Dan Byer to post the flyer on the website as well. The press release will go out in the October 7th Town Crier.

7:40 Review of Historical Commission Open Projects

The members gave updates on several open projects. Jane gave an update on the Miscoe Springs building. The town is waiting to hear back from Mr. Wheeler to confirm the concessions made with the planning board and the status of the potential sale of the building.
Jane reported that the Historical Society has also donated \$1,500.00 to complete the funding for the Olney Cook Shop signs. She reported that the Historical Society asked about displaying the cobbler's benches and tools at the shop. The members thought it would be appropriate. The question of security was brought up and Jane suggested an alarm system similar to the one at the museum. The members discussed plexi-glass covers for the windows to protect them. The Commission members agreed to submit an article for the November 17 Special Town Meeting for \$2,000.00 from CPA Historic to cover the cost of plexi-glass protectors and installation expenses. Kathy will get quotes together for the work.
Jane reported the library roof project has not gone out to bid. The group discussed the need to get the project moving forward before the winter arrives.
According to the CBI report the Town Hall roof needs to be looked at as well.
The Commission submitted an additional article for \$450.00 in CPA Historic funding to repair the falling obelisk at Pine Hill Cemetery. Kathy has asked Kai Nalenz to submit a quote to take care of Phase 2 stones at the Old Cemetery.

He suggested he could work through the fall to complete this phase. It was confirmed that funding for this work can be taken from left over funds from the original appropriated amount for the project.

Alan Tetreault has asked the Commission to consider appropriating \$85,000.00 in CPA Historic Funds to purchase the uniloc pavers for sidewalks in the historic village center. He is working on the Complete Streets Grant to fund the installation of those pavers. The Commission members discussed the request but will need more time to evaluate if the funds can be used for this purpose.

7:55 Local Historic District Outreach

Mike reported the study committee is in need of additional members to move forward. Jane had a few suggestions and will get contact information for Mike. Mike's daughter who is a member of the National Honor Society at Nipmuc Regional High School had taken on the task of scanning old photographs of buildings in town and has transferred them to a flash drive which will allow the Commission to make them available to the public. Kathy will ask Dan Byer to get them posted on the Historical Society website and create links from the Town website.

8:00 National Register Nomination for Olney Cook Shop

The Commission discussed the intensive work to get the nomination submitted for the shop. Brona Simon from MA. Historical Commission suggested we hire a professional to complete the application. Jane suggested we go to the Mass Listserv to see if we could find a qualified professional to do the work. The group discussed reaching out to the new owner at 76 Providence Street where Olney's fathers shop is located and see if we could take photographs and record the shop as part of the remaining shops in the community. Kathy will send a letter to the new owners.

8:17 pm Adjourn

Ellen moved to adjourn the meeting. Kathy seconded the motion. All members voted in favor of adjourning.



MENDON HISTORICAL COMMISSION

20 Mendon, MA 01756
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Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Don Colanton
Mike Goddard

Meeting Date	October 4, 2016 at 7pm
Location	Town Hall
Status	Approved

Present

Don Colanton, Kathy Schofield, Jane Lowell, Mike Goddard, Lynne Roberts and Tom Merolli

7:05 Call to Order Motion to Appoint Vice Chair

Jane Lowell called the meeting to order. Jane suggested we vote to appoint a vice chair for the Commission. Mike Goddard agreed to serve in this role. Jane moved to appoint Mike Goddard as Vice-Chair. Lynne seconded the motion. All members voted in favor of the motion.

7:15 Demolition Plan Review for 29 Hastings Street

The property owner of 29 Hastings Street was unable to attend the meeting. The members discussed the lack of language to guide the Commission when unexpected situations arise with the Demolition Delay By-Law. Don will review the language in the By Law and advise the Commission as to how it may be able to provide more clarity. Mike will speak with Town Administrator to see if there would be any legal ramifications with non-compliance with the process. Changes to the By Law would require Town Meeting Voter approval. The Commission will determine what changes may need to be pursued and whether or not to put changes on the May 2017 Annual Town Meeting Warrant. Advice and guidance from Town Counsel would be appropriate at this time.

7:25 Demolition Plan Review for 52 Uxbridge Road

After reviewing available tax records and the deed for the property located at 52 Uxbridge Road it was determined that the actual date could not be accurately determined for this property. Tax records suggest that the land was owned by the Milford Uxbridge Railroad at one point, which would make sense due to its proximity to the original trolley road. Based on this information Kathy moved to approve the Demolition Permit for 52 Uxbridge Road. Jane seconded the motion. All members voted in favor of the motion.

7:35 Review Meeting Minutes

Meeting minutes from September 2016 were reviewed. Jane moved to accept the minutes as written. Don seconded the motion. All members voted to approve the minutes.

7:45 Review Bids for Gaskill Property

Commission members reviewed the two bids submitted for the purchase of 34 George Street. In an open discussion it was pointed out that both bids were very similar and the only factor that separated the bids were the financial statements. Both Kathy and Jane felt it would be best if they abstained from voting due to the relationships they had with both bidders. The remaining Commission members would not have a quorum to vote. It was decided that the Commission would make a recommendation to the other members of the review and selection group.

8:05 Local Historic District Study Update

The LHDSC recruited Janice Moors to join the study committee. In addition Tom Merolli has agreed to join as well. Tom is also interested in joining the Historical Commission and Lynne as well. Kathy will check to see how many members can be on the Commission and report back to the members in November.

8:20 Funding for Town Hall Campus Pavers

The group discussed whether or not the CPA Historic Funds could be used to pay for sidewalk pavers at the Town Hall.

Members would like to know the account balance first. Kathy will discuss the warrant article with the CPC. The request is for \$85,000.00 and would cover materials only. Labor costs are expected to come from a Complete Streets Grant but funding has not been approved yet. Mike suggested that funding for a project like this should come from budgeted reserves.

8:40 pm Adjourn

Kathy moved to adjourn the meeting. Don seconded the motion. All members voted in favor of adjourning.



MENDON HISTORICAL COMMISSION

20 Mendon, MA 01756
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Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Don Colanton
Mike Goddard

Meeting Date	November 1, 2016 at 7pm
Location	Old Taft Library
Status	Approved

Present

Don Colanton, Kathy Schofield, Mike Goddard, Richard Skinner and Bill Ambrosino

7:10 Call to Order

Mike Goddard called the meeting to order.

7:15 Demolition Plan Review for 29 Hastings Street

The property owner of 29 Hastings Street attended the meeting to discuss the demolition permit request for 29 Hastings Street. Members discussed the complications that arose due to the fact that the process as outlined in the bylaw was not followed. Mr. Ambrosino apologized for the manner in which it was handled. Due to the lack of a quorum the Commission was unable to vote on acceptance of the demolition permit request. Based on the condition of the house following the unauthorized fire drill the Commission members expressed that there were few options left other than to allow the demolition. Mr. Goddard explained that the Commission would conduct a formal vote at their next meeting.

7:25 Meeting with Mr. Skinner on Town Office Sign Restoration

Mr. Skinner attended the meeting to discuss an old Town Offices sign that was found in the salt shed. The salt shed which was at the rear of the Police Station has been taken apart to provide additional parking on the campus lot. He brought photographs of the sign and asked if the Commission was interested in having the sign refurbished. The members suggested he bring it in to look at its condition. Mike suggested he come to the next meeting so that all members could view it and decide what to do with it.

The Commission thanked Mr. Skinner for coming in and his ongoing interest in preservation projects.

7:35 Review Meeting Minutes

October Meeting Minutes were not reviewed.

7:45 Review of Commission Appointments

The group discussed current membership, new appointments and future plans of the existing members. It was decided that we discuss positions at greater length when all members are present at the next meeting.

7:50 Miscoe Springs

The group discussed the need to have Kim Newmann attend a meeting with Mr. Wheeler to discuss the future of the Miscoe Springs building. Kathy will contact Mr. Wheeler and Kim to schedule a meeting.

8:05 Local Historic District Study Update

The LHDSC went door to door to talk to people in the proposed district and to invite them to an informational meeting. They have a community meeting scheduled for November 16th. They have recruited Janice Moors to the committee and have set up a LHDSC facebook page.

8:10 Progress Reports Open Projects

The Old Cemetery phase 1 work is completed and we are waiting for the documentation from Kai Nalenz. Jane, Amy and Kathy are meeting with a historian interested in preparing the nomination for the Olney Cook Shop. Kathy is

working with Anne Mazar and the CPC to determine funding for the nomination process. The Historic Plaque Program has had 10 applications and the members of the Historical Society are working to confirm dates before they are submitted them for production

8:20 pm Adjourn

Don moved to adjourn the meeting. Kathy seconded the motion. All members voted in favor of adjourning.



MENDON HISTORICAL COMMISSION

20 Mendon, MA 01756
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Wayne Wagner, Chairman
Jane Lowell
Kathleen Schofield
Ellen Wagner
Don Colanton
Mike Goddard

Meeting Date	December 13, 2016 at 10am
Location	Town Hall
Status	Approved

Present

Wayne Wagner, Ellen Wagner, Don Colanton, Kathy Schofield and Jane Lowell

10:05 Call to Order

Chairman Wayne Wagner called the meeting to order.

10:10 Demolition Plan Review for 34 A George Street

Wayne mentioned the Town Assessor had asked about any taxes not paid on the property. As the property has been under town ownership for several months the group felt that the responsibility is on the town to determine whether or not there were any taxes due on the property.

The Commission reviewed the required paperwork submitted by owner Peter Coffin for the demolition of the rear ell of 34 A George Street. Jane moved to approve the demolition application. Don seconded the motion. All members of the Commission voted to approve the demolition permit.

Until the Massachusetts Historical Commission has approved the Preservation Restriction, the Historical Commission must approve any work done on the property. Mr. Coffin is aware of this as it was outlined in the Purchase and Sales Agreement.

10:40 Demolition Plan Review for 29 Hastings Street

The demolition permit for 29 Hastings Street was reviewed. There was no quorum in November so the permit was not approved. The group discussed the challenges that occurred through the demolition delay process for this property. Members discussed the need to make changes to the bylaw and include the handling of non-compliance and non-responsiveness including but not limited to denying permits.

The group discussed the vulnerability of historic properties along Route 16 and agreed to send a letter to the Mendon Board of Selectmen, the property owner and the Building Department to explain the position of the Historical Commission on the handling of the issue and actions the Commission will pursue to prevent future issues.

11:00 am Adjourn

Jane moved to adjourn the meeting. Ellen seconded the motion. All members voted in favor of adjourning.