

RECEIVED
TOWN OF WEYMOUTH
TOWN CLERK
DEC 15 2013 12:15

WEYMOUTH HISTORICAL COMMISSION
December 3rd, 2013 Meeting
Francis Kelly Room/Weymouth Town Hall

PRESENT: Chairman Ed Walker, Rodney Lundin, Don Mathewson and Erica Dumont, Jody Purdy-Quinlan (arrived at 7:08 PM)

ABSENT: Cathy Torrey and Nancy Cameron

ALSO PRESENT: Jody Lehrer/Community Development Coordinator, Office of Planning and Community Development
Robert Maynard, Developer/Applicant for Demo Delay Permit
Mathew Delahunt, seller of the property at 135 Randolph St.

I. Call to Order 7:00 PM

Chairman Walker called the December 3rd, 2013 meeting of the Weymouth Historical Commission to order at 7:02 PM.

Chairman Walker opened the public hearing for 135 Randolph Street re. a request for a demolition permit for the house located on the Town Atlas as Map 48/Block 547/Lot 14 - for the purpose of determining its impact to the historical or architectural heritage or resources of the Town.

Mr. Lundin seconded.

UNANIMOUSLY VOTED

At this point it was noted that the applicant/property owner Robert Maynard was present.

It was noted that he purchased the property from Michael Delahunt (also present).

Chairman Walker asked Mr. Maynard why he wanted to demolish the house.

Mr. Maynard addressed the Board informing them that the property consisted of 36,000 sq. ft. and was originally a farmhouse which had been converted to a 2-family. He commented that he felt this conversion changed its value historically. He explained that his intention was to demolish the 2-family structure and build two houses in its place, adding the property met the zoning frontage requirements - 108 ft. per lot for two houses that would be constructed side by side. He wanted members to know that he was sensitive to its history and he wanted to salvage the 24"-26" pine boards used in the original construction of the floors. Further, he told members, he had been up in the eaves and discovered some wide boards there also, although he found them to be riddled with holes and creosote. Additionally, he pulled up some

plywood and found 22" boards, although they were only 6 ft. long. At this point he has one room left to check.

Mr. Maynard went on to say that the seller, Mr. Delahunt, told him that if he couldn't save the boards he would like to have them. He also wanted members to know that there was a central chimney, which had been basic to house back when it was originally built.

Chairman Walker stated that back in 1790, the house belonged to Evan and Martin Joy, adding that there are a lot of old houses in that neighborhood. It was noted that Elizabeth Hollis (who is related to Mr. Delahunt) was believed to have the original plans for the farmhouse.

Chairman Walker asked Mr. Maynard if the house was presently occupied and he replied 'yes'.

Chairman Walker then asked if the wood was pegged and Mr. Maynard replied he discovered some, and that many had been replaced in the cellar.

Mr. Maynard offered to open the house to the members if they would like to do a walk through.

Mr. Lundin asked Mr. Maynard how long he has owned the property and he replied 'since August'.

Ms. Dumont asked about the size of the house and Mr. Maynard responded that it was 1,892 sq. ft.

Ms. Dumont then asked the year the house was divided into a 2-family, but Mr. Maynard didn't know the year, with the Chairman interjecting that the sign said 1990.

In reference to Elizabeth Hollis, the Chairman said he knew her back when she was the Chairman of the Weymouth Historical Society.

Ms. Purdy-Quinlan asked if Mr. Maynard had been before other Boards in Town and he responded that he had, adding that he has received all required approvals.

Mr. Lundin commented 'it was a shame when this happens'.

Mr. Maynard told members that when the house came on the market he saw it as a 2-family on a large lot. He wanted the Board to know that he was born in Weymouth and cared about its history. He said that he viewed it as an old New England farmhouse that was chopped/cut-up. He commented that the value of a 2-family house is very low, and pointed out that it would never be a nice old farmhouse again - if it was he wouldn't be able to afford it.

Mr. Lundin said that he understood his logic, and agreed that he couldn't see anyone interested in the property at this point as having historic value. He commented that it looked amazingly straight structurally.

Ms. Dumont said she would like to see it.

Ms. Purdy-Quinlan and Mr. Lundin also wanted to make a site inspection.

Mr. Maynard welcomed all members to come by.

Mr. Lundin asked who would be doing the demo work and Mr. Maynard replied 'Franklin Crane'.

Ms. Dumont asked if he had torn down any walls as yet and Mr. Maynard said that he hadn't, adding that if the members chose to come by they could see the original stairwell and closet.

Mr. Lundin said he would move to approve the demolition if the applicant would agree to salvage some of the original materials.

Chairman Walker commented that they had a similar situation in the past and the person salvaged quite a bit of the original materials reusing them on property he purchased in Mattapoisett.

The Chairman was referring to Sherrick's Farm, where the boards, etc. were removed piece by piece with every board marked so that they were able to reuse the old materials/wood in the new house they were building.

Members told Mr. Maynard about a letter they just received from a developer from out of town, who was seeking old materials to use in the construction of a new house.

Mr. Maynard agreed to contact the person to see if he would be interested in the materials from 135 Randolph St.

(Ms. Lehrer will research the letter and give the info to Mr. Maynard.)

Ms. Purdy-Quinlan then asked about the construction of the basement and Mr. Maynard told her it was made of granite blocks - which he planned on using for a retaining wall.

At this point Mr. Maynard reviewed his plot plan for the members, referring to the location of the retaining wall.

Ms. Purdy-Quinlan asked 'what holds up the floor' and Mr. Maynard replied 'cedar posts/beams', adding 'a lot have been replaced'.

Mr. Lundin asked about his construction schedule and if he was planning on beginning the work this winter/spring and Mr. Maynard replied he planned on beginning work 'as soon as possible'.

Ms. Purdy-Quinlan wanted to point out that the Commission has 6 months to make their decision.

Ms. Purdy-Quinlan moved the members make a site inspection and put a notice out to the general public to see if anyone else is interested in the older materials before the house is demolished.

There was no second to this motion.

Ms. Lehrer explained the process according to the town by-laws - which says the Commission has 30 days from receipt of the application to hold a public hearing and then upon completion of the public hearing the members are to determine if the demolition will not be detrimental to the historical or architectural heritage or resources to the Town. Upon making that decision they then advise the appropriate Town departments; i. e., Building Dept. - if within 7 days they have not notified this department, the applicant will be issued a Demo Permit. But, she went on to say, if the Board determines the demolition will be detrimental to the historical/architectural heritage/resources then a permit will not be issued - and they can hold up the demolition process for 6 months.

In reviewing the calendar for dates, Ms. Lehrer noted that the last day to render a decision would be 5/6/2014 - pointing out that they can't go past 185 days - submitting this info to the Building Dept. by 5/08/2014 - or she added, the members have the option to say 'within 2 weeks'.

Chairman Walker said he would like some time to react to the information before them this evening.

Members discussed the proper wording of the motion, with Ms. Lehrer offering technical input.

Ms. Purdy-Quinlan moved that the Weymouth Historical Commission determined that the house located at 135 Randolph Street, Weymouth, MA. would be detrimental to the historical or architectural heritage or resources of the town pursuant to Section 7-201 of Code of Ordinances and no demolition permit be issued prior to January 10, 2014 or after in order to provide time for the Weymouth Historical Commission members to view the home and to allow for the salvaging of materials.

Ms. Dumont seconded.

UNANIMOUSLY VOTED

Ms. Lehrer noted that if they chose they could change the date from January 10, 2014 to May 6, 2014.

Chairman Walker said they would vote on the permit at their next meeting scheduled for January 14, 2014.

At this point Ms. Purdy-Quinlan asked Mr. Maynard what was located behind the property and he told her Mill River and woods.

Chairman Walker asked if there was a rock there and Mr. Maynard said there was, adding it was once called 'Indian Rock' - back when he was a kid, with Ms. Purdy-Quinlan interjecting that there was a grinding stone in that location also.

Chairman Walker said he didn't know if the markings on the stone were viewed as 'Norsemen' writing.

Mr. Maynard noted that representatives from Harvard University investigated the area also. He added that he wished they didn't fill in the well - as he expected that was where they buried everything in the past.

It was agreed that the Chairman, Ms. Lehrer and Mr. Maynard would schedule a date in the coming weeks for a walk through of 135 Randolph Street.

Ms. Purdy-Quinlan moved to close the public hearing for the demolition request for property located at 135 Randolph Street.

Mr. Lundin seconded.

UNANIMOUSLY VOTED

Approval of November 13, 2013 Minutes

It was agreed to table approval of the 11/13/2014 minutes until the January 2014 meeting.

Town Liaison Report

Ms. Lehrer informed the Commission that she did not have any new updates at this time.

Old Business

Wessagusset

Ms. Purdy-Quinlan commented that they lost an opportunity to recognize the Town's 390th anniversary. She wanted to point out that the Town of Plymouth has begun planning their 400th anniversary, and based on that she felt the members should be thinking about doing something for Weymouth's 400th anniversary, which will take place in 2022. She said she would like to

work with other organizations/committees/boards, etc. in Town; including the Weymouth Historical Society, Cultural Council, on the planning which will be 8 years from January 2014.

Ms. Dumont was in support of Ms. Purdy-Quinlan's recommendation.

Fogg Library

Chairman Walker told members that he recently had a tour of the historically renovated Fogg Library commenting, "it looks great!" He said the molding work was beautiful, well integrated. Additionally the work on the walls and brick has been completed for the lift/shaft. He said they took out the piping and used part of the space from the shaft - so that now all the work is behind the wall. He also noted that presently they are working downstairs on the meeting rooms/handicapped bathrooms, etc. He explained to the members that there are only two companies in the U.S. making elevators at this time (and are very busy), the one they are dealing with is behind schedule.

Chairman Walker asked Ms. Lehrer where the funding for this work was coming from and she responded from various sources; such as, CDBG funds, Host Community funds and CPC (Community Preservation funds).

Chairman Walker commented 'they will still need more' (money). He said that the work that is being done in regard to the skylight looks amazingly real, although it isn't.

New Business

Chairman Walker told members that he would like to change the items featured in their historical display case at Town Hall and was looking for new ideas. He thought they might discuss it further at their next meeting.

Ms. Lehrer explained that they could open the case at the next meeting and change things at that time if they chose.

Before closing the meeting, the Chairman asked members to let him know in advance if they would like any new business items on the January agenda.

Ms. Purdy-Quinlan said she would like Weymouth's 2022 anniversary on the January agenda.

At this point member Dan Mathewson presented to the Commission members copies of older maps of Weymouth that he had created/copied for the members review. One was dated 1622 of North Weymouth, another of Boston Bay and Weymouth dated 1630, one of Weymouth Landing dated 1885 and another of East Weymouth dated 1885. He told the Commission that Western Repro Graphics did the reproductions for him.

Members were very impressed and suggested they be placed in their case at Town Hall.

Announcements

Next Meeting

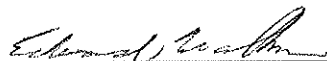
The next meeting of the Weymouth Historical Commission will take place on Tuesday, January 14th, 2014 at 7 PM (with the public hearing re. 135 Randolph St. Demo Delay Hearing being addressed first).

Adjournment

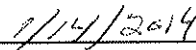
Mr. Lundin moved to adjourn at 8:13 PM.

Ms. Torrey seconded.

UNANIMOUSLY VOTED



Ed Walker, Chairman, WHC



Date

Respectfully submitted,
Susan DeChristoforo
Recording Secretary