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2 **Approved February 16, 2022**  
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5 **HISTORICAL COMMISSION**  
6 **MEETING MINUTES**  
7 **Thursday, January 5, 2023 7:00 PM**  
8 **VIRTUAL MEETING/REMOTE PARTICIPATION**  
9

10 Members present: Kevin Miller, Kate Battles, Jim Blaschke, Annie Pfaff, and Grant Farrington.  
11

12 Also in attendance: Tim Black, Kendall Homes, and Mike Howard of Andrew Abu Realtors; David Parry,  
13 22 Main Street; Patricia Burns Fiore, 10 Winter Street.  
14

15 **CALL TO ORDER:**  
16

17 Mr. Miller called the Historical Commission (HC) meeting to order at 7:04 PM.  
18

19 **PUBLIC HEARING: 5 Cordaville Road demolition application submitted by Timothy Black. At the**  
20 **hearing's conclusion, the Historical Commission will vote whether or not the subject property is to be**  
21 **deemed preferentially preserved in accordance with the Demolition Delay Bylaw:**

22 A walk through of the property was held on December 19, 2022 and was attended by Mr. Miller, Mr.  
23 Farrington, and Ms. Pfaff. Ms. Cook, the Chair of the Select Board (SB) was also in attendance. Mr. Miller  
24 provided a recap of the process for the Demolition Delay Bylaw (DDBL.)

25 Mr. Black indicated Kendall Homes had a signed agreement to purchase the property from the owners.  
26 Mr. Blaschke asked Kendall Homes what their intention was if they purchased the property. Mr. Black  
27 stated the intention was to replace the existing home with a 2,600 square foot colonial with a two-car  
28 garage. Mr. Miller noted the house was currently 1,100 square feet on a .671 acre lot. Mr. Miller asked  
29 for information on the results of the septic testing. Mr. Black stated the septic testing was approved by  
30 the Board of Health (BOH) for a two-bedroom home.

31 Ms. Battles requested the members who attended the walk through provide input on the property. Mr.  
32 Miller indicated the original oak flooring was in place. The ceilings were drop ceilings. The electrical  
33 service was rewired with contemporary wiring. The furnace, oil tank and water heater are on the newer  
34 side. The foundation is made of rubble. Mr. Miller felt that the property was in sound structural  
35 condition. He stated there was likely some previous water damage in the attic. There are original  
36 windows and doors throughout the majority of the house as well as some original architectural features  
37 including built-in cabinets, original glass knobs, and hardware. Mr. Miller indicated the detached garage  
38 was in similar condition. Mr. Farrington agreed with Mr. Miller's assessment. He felt the first floor was in  
39 better shape than the attic. He felt the garage was in "good to great shape." Ms. Pfaff agreed with Mr.  
40 Miller and Mr. Farrington. She felt the property was charming and not a "safety issue" as described in  
41 the demolition application. Ms. Pfaff stated the built-in cabinets in the kitchen and pantry were  
42 attractive historical features. Mr. Miller felt the proximity of the Community House, the Woodward  
43 School, Cordaville Hall and other well-maintained historical properties made it an important part of the  
44 "historic corridor."

45 Mr. Black expressed concern about ensuring the renovation would result in an energy efficient, safe  
46 home. Mr. Blaschke asked how much it would cost to do so, and Mr. Black estimated it would cost \$300-  
47 500K. Mr. Miller clarified that the DDBL asks for a delay to give all parties concerned the time to fully  
48 investigate whether saving the property is viable. He emphasized the delay is "up to 9 months" but can

49 be rescinded at any time within that period. Mr. Farrington asked if the heirs owned the property. Mr.  
50 Black confirmed two sisters owned the property. Mr. Blaschke asked if Kendall Homes would be  
51 interested in refurbishing it as an historical home. Mr. Black stated Kendall Homes would likely not be  
52 the right fit to renovate the home as an historic property as they specialize in new construction. He felt  
53 the property would require a specialist. Mr. Blaschke and Mr. Miller indicated the delay was intended to  
54 ensure the HC explored other avenues as necessary with the best result for all parties involved.

55  
56 **MOTION** by Kate Battles to deem the property located at 5 Cordaville Road as preferentially preserved.  
57 **Seconded** by Jim Blaschke. **ROLL CALL: Miller-Yes, Battles-Yes, Blaschke-Yes, Pfaff-Yes, Farrington-Yes.**  
58 **VOTE to Approve: Yes-5, No-0.**

59

60 **Chair's Report/Updates:**

61 **A. Report by Archaeological Consulting Services to the Massachusetts Historical Commission**  
62 **concerning the archaeological investigation of the "St. Mark's Triangle."**

63 Mr. Miller recommended the HC members review the document. No internments were found in the  
64 areas which were investigated. It was a key report to ensure the project will be completed safely and  
65 respectfully.

66 **B. 42 Main Street demolition delay application.**

67 Jim Shay, the Chair of the Fay School Board of Trustees, shared the report of the property with Mr.  
68 Miller. It was extensive in detail and provided significant historical details. The delay expires January 12,  
69 2023 but Mr. Miller emphasized that Mr. Shay is dedicated to saving the property if it is feasible. Fay  
70 School has signed a contract with an architect. The President of Fay School has been on sabbatical, so  
71 the Board of Trustees intends to meet with him to provide an update. Mr. Miller is hopeful for a positive  
72 resolution and feels that the positive partnership between Fay School and the HC as well as the success  
73 of the DDBL has been demonstrated through the process. Mr. Farrington asked if Mr. Miller was aware  
74 of a timeline for a concrete decision to be made by Fay School. Mr. Miller said there would be no  
75 resolution ahead of the expiration of the demolition delay, but he felt confident that the process was  
76 still being worked on. Mr. Farrington expressed concern and stated he would feel more "secure" if there  
77 was not a pending demolition. Mr. Miller agreed with Mr. Farrington but felt Mr. Shay had a fiduciary  
78 duty that he needed to follow through on. HC members agreed that they would feel more confident if  
79 the delay permit was cancelled by Fay School. Mr. Miller emphasized that the HC did what they were  
80 supposed to do under their charge and under the DDBL, and felt it was an overall positive and effective  
81 process.

82 **C. Historic District signage update.**

83 Mr. Miller explained there was a delay in the process due to the transfer of duties due to the retirement  
84 of the Superintendent of the Department of Public Works (DPW.) Mr. Miller plans to work with the  
85 Assistant Town Administrator next week.

86 **D. Interim report by the St. Mark's Street Park Working Group.**

87 Mr. Farrington summarized the report created by the St. Mark's Street Park Working Group (SMSPWG.)  
88 The SB authorized up to \$20K for further design purposes. The SMSPWG will continue to meet over the  
89 next few months in order to finalize designs.

90 **E. Community Preservation Commission approval of scope of work change regarding Town**  
91 **House restoration.**

92 Ms. Pfaff was unable to attend the Community Preservation Committee (CPC) meeting on December 22,  
93 2022. Ms. Gillespie, consultant for the CPC, requested Mr. Miller attend. John Parent, the Director of  
94 Facilities, explained that originally the Town House windows were going to be replaced but that the cost

95 rose significantly and prohibitively. Replacing the windows would cost an additional \$300K. The  
96 intention is to now restore the original windows and install storm windows as was done at the historic  
97 Southborough Public Library. Lynne Spencer, the preservation architect, supported the preservation of  
98 the windows.

99

100 **F. Massachusetts Preservation Projects Fund (MPPF) grant program.**

101 Mr. Miller and Ms. Pfaff will attend the program via Zoom on January 18, 2023. They will share the  
102 presentation with the other members of the HC.

103 **Discussion: Proposed letter in support of Southborough Historical Society’s capital grant proposal to**  
104 **the Mass Cultural Council:**

105 Mr. Miller explained the Southborough Historical Society (SHS) is renovating Fayville Hall as a cultural  
106 center with funds raised by the sale of the Declaration of Independence. They intend for the building to  
107 be fully ADA compliant which will include ramps and an elevator. The SHS applied for a grant from the  
108 Mass Cultural Council. They need to secure letters of support as part of the grant process. Mr. Miller  
109 read a Draft letter of support into the record. HC members suggested a paragraph be edited so as to  
110 ensure the letter is not too specific so as to limit the grant funds.

111 **MOTION** by Kate Battles to send a letter in support of the Southborough Historical Society’s request for  
112 grant monies used to make Fayville Hall a cultural center as explained to Mr. Miller by the Chair of the  
113 Southborough Historical Society. **Seconded** by Jim Blaschke. **ROLL CALL: Miller-Yes, Battles-Yes,**  
114 **Blaschke-Yes, Pfaff-Yes, Farrington-Yes. VOTE to Approve: Yes-5, No-0.**

115

116 **APPROVAL OF MINUTES: MOTION** by Jim Blaschke to approve the meeting minutes from November 17,  
117 2022. **Seconded** by Annie Pfaff. **ROLL CALL: Miller-Yes, Battles-Yes, Blaschke-Yes, Pfaff-Yes, Farrington-**  
118 **Yes. VOTE to Approve: Yes-5, No-0.**

119

120 **Discussion: Any other business that may legally come before the Commission, with the understanding**  
121 **that substantive deliberation may need to be postponed to a subsequent meeting to accommodate**  
122 **Open Meeting Laws:**

123

124 None provided at the time.

125

126 **Public Comment:**

127

128 Mr. Parry, 22 Main Street, asked if the HC had any information about the St. Mark’s Triangle. Mr. Miller  
129 explained that Mr. Farrington, as a member of the SMSPWG, provided a brief summary of the report the  
130 committee provided. Mr. Parry provided feedback and expressed his concerns about the St. Mark’s  
131 Triangle project. He expressed frustration over the process and felt consideration of a park in that  
132 location was inappropriate.

133

134 Patricia Burns Fiore, 10 Winter Street, requested clarification regarding 42 Main Street. She noted that  
135 the delay expired next week and asked if the HC would be informed ahead of a potential demolition of  
136 the property. Mr. Miller was not clear of the process but felt that the Building Inspector would inform  
137 the HC. Mr. Miller emphasized that the Board of Trustees at Fay School have been transparent, and he is  
138 hopeful they will continue to work towards preservation. Mr. Miller emphasized that the HC followed  
139 the DDBL process and had no further recourse. Mr. Miller suggested Ms. Fiore reach out to the Building  
140 Inspector who would be able to answer how much notice would be provided. Ms. Fiore will email the  
141 Building Inspector and will copy Mr. Miller on the email.

142

143 Mr. Farrington stated he has been in contact with the Conservation Commission (CC) and Melissa Danza,  
144 the Conservation Agent, about 84 Main Street. Mr. Farrington and Mr. Miller will schedule a meeting  
145 with Ms. Danza and provide a report to the HC. Mr. Miller will schedule a meeting with Mr. Delli Priscoli  
146 within the next few months so that Mr. Delli Priscoli can provide an update to the HC on his progress at  
147 84 Main Street.

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149 The next meeting is scheduled for February 16, 2023 at 7:00 PM.

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152 **ADJOURN: MOTION** by Kate Battles to adjourn at 9:07 PM. **Seconded** by Jim Blaschke. **ROLL CALL:**

153 **Miller-Yes, Battles-Yes, Blaschke-Yes, Pfaff-Yes, Farrington-Yes. VOTE to Approve: Yes-5, No-0.**

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155 **Documents Used at this Meeting:**

- 156 • 5 Cordaville Road: MACRIS report
- 157 • 42 Main Street: Fay School Report
- 158 • St. Mark's Triangle: ACS Report, letter from MHC
- 159 • Draft letter in support of the SHS

160

161 Respectfully Submitted,

162

163 Kathleen Battles

164 Vice Chair, Historical Commission