TOWN OF WINCHESTER

MIDDLESEX COUNTY, MASSACHUSETTS
HISTORICAL COMMISSION
TOWN HALL
WINCHESTER, MASSACHUSETTS 01890

Meeting Minutes

Date/Room:	October 3, 2016 Winchester Town Hall (Mystic Valley Room)
Members Present:	Heather von Mering (Chair), Bruce Hickey (vice-chair), Jenny Adams, Janet Boswell, John Clemson, Jack LeMenager, and Michelle McCarthy
Also Present:	Donald Muir - 92 Church St Ann Muir – 92 Church St Dave Mullen – 10 South Gateway George Nowell - 68 Nelson St Tony Conte – 80 Harvard St Kathryn Hughes – 140 Cambridge St Amy Wrenn - 22 Ardley Road Diane Curry – 2 Blossom Hill Road

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A quorum being in attendance, the hearing was called to order at 7:37pm.

Meeting Minutes

Motion That the Historical Commission approve the minutes of the September 12, 19 and 20th meetings, as presented. The motion was made and seconded. The motion was approved unanimously.

4 in Favor 0 Opposed VOTED
Absent: Jenny Adams, John Clemson, Michelle McCarthy

Other Matters

Grant applications for FY 2017 have been released. Deadline for applying is November 24, 2016. Heather requested 2 -3 volunteers to meet with Brian Szekely, Town Planner to assist with the application process – Jack LeMenager, Janet Boswell and Heather von Mering.

Motion That the Historical Commission agree to apply for the FY2017 survey grant to continue funding the ongoing survey plan. The motion was made and seconded. The motion was approved unanimously.

7 in Favor VOTED

Demolition Delay Public Hearing 834 Main St/3 & 7 Salem Street Call to order 7:41pm

Review of the application to demolish the two-family and single-family dwellings located at 834 Main Street /3 & 7 Salem Street. The property under review is located on one lot, but has two different street addresses – 834 Main Street/ 3 Salem Street is named on the Winchester Historical inventory list, but 7 Salem Street is not individually listed. The Historical Commission will address the two buildings as if two separate properties being reviewed for

demolition for legal purposes. John Clemson reviewed the history of the properties. Both buildings were built and owned by Joshua Farrow, a prominent builder in both Massachusetts and Maine. Due to the historical importance of the owner/builder and the geographical Importance in the neighborhood, both of these buildings have been found to be a preferably – preserved significant building.

Motion That the Historical Commission finds that the two-family dwelling located at 834 Main Street/3 Salem Street, Winchester, MA is a preferably preserved building and will impose a twelve month demolition delay on this property. The motion was made by Janet Boswell and seconded. The motion was approved.

6 in Favor von Mering, Hickey, Adams, Boswell, Clemson, McCarthy VOTED
1 Opposed LeMenager

A 12-month delay of issuance of the demolition permit will be applied to the two-family dwelling located at 834 Main Street/ 3 Salem Street, Winchester, MA.

Motion That the Historical Commission finds that the single family dwelling located at 7 Salem Street, Winchester, MA is a preferably preserved building and will impose a 12-month delay of issuance of the demolition permit on this property. The motion was made by Janet Boswell and seconded. The motion was approved.

5 in Favor von Mering, Hickey, Adams, Boswell, Clemson, McCarthy VOTED
1 Opposed Hickey, LeMenager

A 12-month delay of issuance of the demolition permit will be applied to the two-family dwelling located at 7 Salem Street, Winchester, MA. Heather von Mering closed the public hearing at 8:44PM.

Chapter 14 Revision FAQs
Mary Feeney emailed revised answers to the FAQ sheet. Jack LeMenager and Janet Boswell will revise the current FAQ document.

Winchester By-Law, Chapter 14
The Massachusetts Historical Commission is still reviewing the proposed By-Law. No comments have been made to date. The By-law has been submitted to the Town Manager's office to be entered into the warrant.

Other Business
Mr. Donaghey - 15 Water St is requesting information in regards to if he is required to reapply for a new demolition permit since he originally applied in 2011. He will need to inquire at the Building Department.
The Historical Commission has been advised by the Town Clerk to not respond to historical by-law comments on social media. It may upload specific facts onto the Historical Commission's own Facebook page.

Next Meeting
The Historical Commission has a meeting with the Finance Committee on October 17, 2016. The next regularly scheduled meeting will be held on November 14, 2016.

It was moved and seconded to adjourn at 9:38pm. VOTED

Respectfully submitted,
Lynn Stevens, Recording Secretary

Heather von Mering, Chair 11/21/2016
Date

Stevens, Lynn

From: Diab Jerius <djerius@gmail.com>
Sent: Tuesday, October 25, 2016 2:17 AM
To: Stevens, Lynn; Janet Boswell; Jenny Adams <jennifer.adams212@gmail.com>; John Clemson; Hickey, Bruce; j.lemenaer@comcast.net; Michelle McCarthy; Heather von Mering
Subject: Notice to Abutters about 30 Canal St. Demolition Hearing

Hi,

At the October 24th Historical Committee Meeting, I stated that, as an abutter at 26 Canal St., I had not received official notice from the Town about the Demolition Delay Hearing for 30 Canal St.

I was incorrect.

I did receive notice. I discovered it, improperly sorted and unopened, after the meeting.

My sincerest apologies for my error, and for any implicit (though unintended) criticism of the efficacy of Ms. Stevens or the Board.

Diab Jerius

P.S. I hope I'm not compounding my error by misidentifying Ms. Stevens as the Recording Secretary of note on October 24. If I am, please extend my apologies to that person. I didn't have the sense to introduce myself to her at the meeting.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WNT.1037
Historic Name:	Farrow, Joshua House
Common Name:	Reardon, Daniel - Clark, John T. House
Address:	834 Main St
City/Town:	Winchester
Village/Neighborhood:	Canal Street; North End
Local No:	14-1
Year Constructed:	c 1870
Architect(s):	
Architectural Style(s):	Italianate
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	WNT.Z: North Main Street
Designation(s):	
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood; Wood Clapboard Foundation: Concrete Unspecified

The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

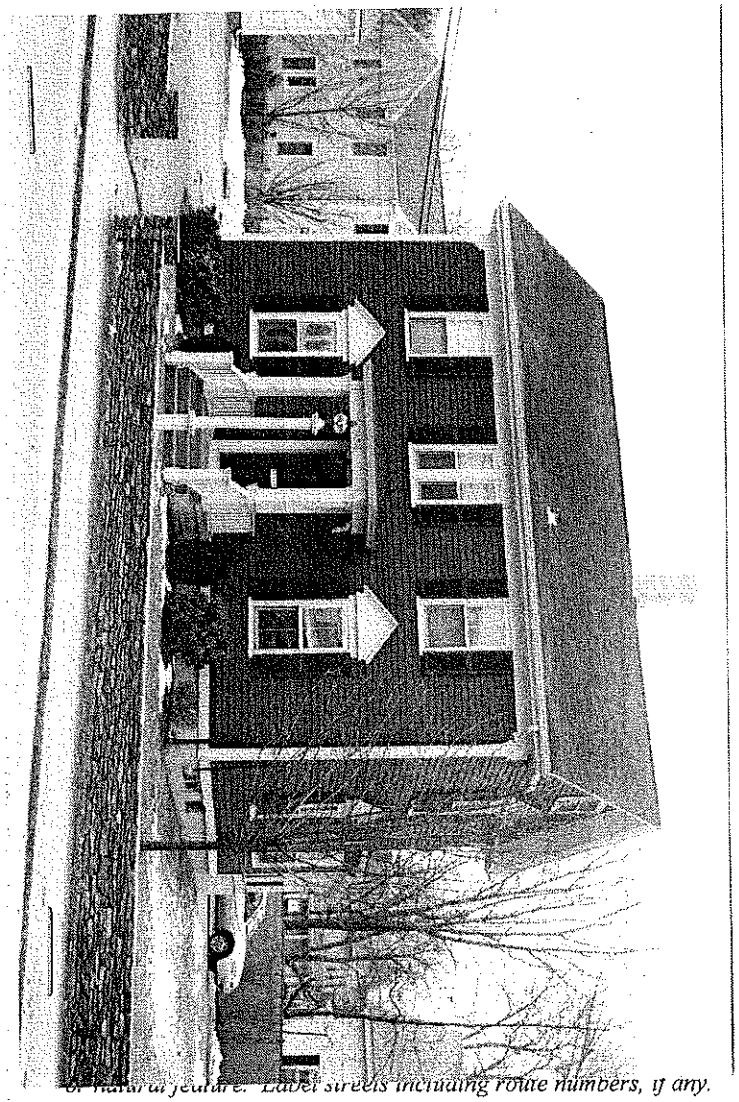
The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (http://mhc-macris.net/macrisdisclaimer.htm)

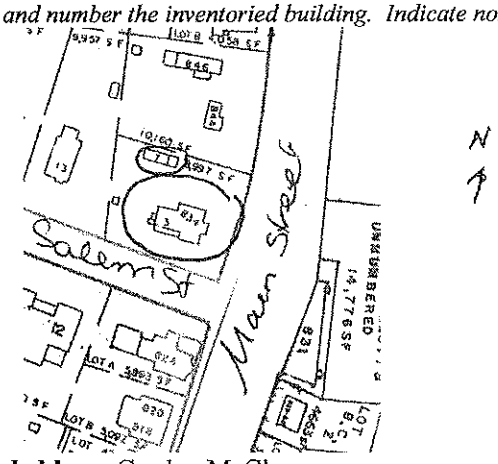
Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Monday, October 3, 2016 at 9:20: AM



or natural feature. Label streets including route numbers, if any. Circle and number the inventoried building. Indicate north.



Assessor's Number	USGS Quad	Area(s)	Form Number
14 1	LEX		

Town Winchester

Place *(neighborhood or village)* North ~~Main Street~~ End

Address 834 Main Street

Historic Name Joshua Farrow House

Uses: Present Single Family Residence

Original Single Family Residence

Date of Construction c. 1870

Source Maps

Style/Form Greek Revival / Italianate

Architect/Builder Unknown

Exterior Material:

Foundation Parged

Wall/Trim Wood

Roof Asphalt Shingles

Outbuildings/Secondary Structures

Small residential cottage

Major Alterations *(with dates)* Entrance porch – 1920s, Large pediments over windows – late 20th c.

Condition Good

Moved ☒ **no** ☐ **yes** **Date** n/a

Acreage 8997 square feet

Setting The house is situated on a busy thoroughfare. The area includes a mix of commercial and residential buildings. The house is on a corner lot, set back from the street.

Recorded by Gordon McClure

Organization BU for Winchester Historical Commission

Date *(month / year)* May 2004

RECEIVED
JAN 14 2005
MASS. HIST. COMM

Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.

WNT.1057

BUILDING FORM

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Joshua Farrow house is located at 834 Main Street on the corner of Main and Salem Streets in the subdivision filed by Caleb and Joshua Richardson in May 1847. This simple rectangular two-story house with a rear ell is similar to a number of houses in the area. The house first appears on the 1875 map, but how many years prior to that date the house was constructed is unknown. As a result of additions and modifications the house currently has a mix of Greek revival and Italianate details. The façade is a typical three-bay design with a center entry, one window is located to each side on the both the first and second floors and there is a pair of window sash set in one frame over the entry. The windows are 2/2 with molded frames and shutters. Recently large decorative pediments have been placed over each of the first floor windows. The corner boards are flared out at the top using an unusual design imitating scrolled brackets. A Colonial Rival porch carried by heavy square columns with paneled bases was added in the 1920's. On the right lateral side of the house a small addition with an entry porch was constructed in the corner where the ell joins the main block. This addition first appears on the 1929 map and at some later point the entry porch was enclosed. On the left lateral side there is a full porch on the ell with simple square columns boxed at the base and the top. The gable end of the main block is composed of a single bay with a molded raking cornice and return eves. There is a small hipped roofed addition on the end of the ell which appears to be a storage shed.

The 1 ½ story outbuilding sited in the rear corner of the lot was originally a shop, but is now a small residence. There is a center entry covered by a small entry porch and a window to either side. There are smaller corresponding windows on the second floor. This shop/ house has plain corner boards and window frames. The pediments added to the main house have also been used on this building. The end gable has a one centered window on both the first and second floor, although the one on second floor is slight larger. There is an entry door to the right lateral side.

HISTORICAL NARRATIVE ☐ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house is one of the early houses built in the Caleb and Joshua Richardson Estate development. Although the subdivision plan was filed in May 1847 it was nearly twenty five years before many houses were built. The increased residential development paralleled the expansion of the nearby tannery and other manufacturing in the area. Main Street was locally known as the "great road" as it was the principal road leading from Boston. The house and the outbuilding are currently being used as residences. Joshua Farrow, the builder of the house listed his occupation in 1884 as a joiner, but by 1895 he had moved to a house only one block away on Main Street and listed his occupation as real estate. The Joshua Farrow house was owned 1895 by Daniel Reardon whose occupation is unknown. John T. Clark, currier and Joseph Vidder, painter lived in the house in 1905. By 1915 William O'Connor, laborer owned the house and had Mary O'Brien, widow as a boarder. Boarders or renters were not unusual in the area because of the demand for housing the employees of the expanding Beggs & Cobbs tannery. As late as 1950 a leather worker, Vincent Evangelista lived in the house.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Sanborn Fire Insurances Atlases 1899, 1894, 1904, 1910, 1916, 1921, 1929, and 1939.
Walker Atlases 1889 and 1906.
Bird's Eye Maps of 1898 and 1886.
Directories of Various Years
Chapman, Henry Smith, *History of Winchester Massachusetts* (Winchester,:Town of Winchester, 1975).
_____, *Winchester Massachusetts; The Architectural Heritage of Victorian Town* (Winchester:The Winchester Historical Society, 1988).

Supplementary Information to WNT.1037, 834 Main Street, Winchester, MA

Cutter, William Richard, *Historic Homes and Places and Genealogical and Personal Memoirs Relating to the Families of Middlesex County, Massachusetts, Vol. 4* (Lewis Historical Publishing Company, 1908) p. 1798.

HISTORICAL

Joshua Farrow (Mar. 21, 1826 – Jan. 14, 1908)
Born Islesboro, Maine
Ed. Belfast Academy
Trained as a carpenter under his father, Joshua Farrow
Taught school at Islesboro for 20 years during the winter term
School committee chair and superintendent of schools, Islesboro
Shipbuilder and ship owner in Penobscot Harbor, Maine
At one time owned six vessels, three-masted schooners
Later was active in the Boston area as a house carpenter. He is noted for having built many buildings in Chelsea and Malden.

In 1866 moved to Winchester, where he was active as a builder of houses, real estate broker and developer, and life insurance agent. "He built many of the fine residences for which Winchester is famous." Period county atlases demonstrate he was an active real estate speculator and developer in the North Main area, responsible for the construction of many of similar buildings throughout the neighborhood.

"He was active in the famous old "Know-Nothing" movement in politics, and joined the Republican Party soon after its organization. He was a Unitarian in religion; was active in the Washingtonian temperance movement; took the pledge in his youth, and always remained a total abstainer and zealous temperance man."

In 1902 Farrow was assessed for 14 houses, including the subject property, and various house lots with a total value of $12,000.

Married Dorothy Helen Dodge at Islesboro June, 1848 (b. Feb. 25, 1830).
Children: Millard Fillmore (b. Dec. 3, 1849); Frederick (b. Jun. 11, 1854); Isabella (b. Apr. 28, 1856); Marion (May 21, 1860 – Mar. 25, 1901); George (b. Jul. 14, 1861); Charles (b. Nov. 4, 1864); Dr. Franklin (b. Mar. 6, 1867); Eugene (b. Sep. 13, 1868), resident of Winchester.

During the ten years after Farrow's death the house was occupied by a series of transient leather workers, or curriers/laborers, including Bartholomew O'Brien, his widow, Mary O'Brien, William O'Connor and Victor Erlandson.

Between 1925 and 2000 the property was owned by members of the Piluso family. Antonio Piluso (1869-1942), a native of Italy who immigrated in 1905, was a laborer in a gelatin factory, of which there were several in the area. After his death the property was under the ownership of his daughter, Elsie (b. 1915, and son-in-law Vincent C. Evangelista (? -2005), also a gelatin and later tannery laborer who worked at Beggs & Cobb, which was located across the street at the

corner of Main and Swanton streets. Between 1983 and 2000 it was owned by two of their children, Elsie M. and Louis C. Evangelista. The property was renovated by subsequent owner R.A. Johnson Realty of Arlington, who owned it until 2014 when it was sold to Donald and Ann Muir of 92 Church Street, Winchester.

The Outbuilding:
This diminutive building was possibly built to house the carpentry shop of Joshua Farrow but was almost immediately converted to domestic use. Records suggest it was run as a small boarding house, housing single men, many of Irish origin or background, who were employed in the local tanning industry. During the period when the property was owned by the Piluso family it housed boarders or single members of the family. The use of such a small building as a dwelling was not unusual throughout the north end of Winchester, where several similar example survive but are rapidly disappearing from the built landscape.

SIGNIFICANCE
Although recently altered through the application of conjectural window hoods and entrance porch rebuild, the 2000 renovation was sensitively executed, including the replacement of building fabric with appropriate wood clapboards, 2/2 sash, and the retention of original features such as corner boards with flared capitals and other trim details. Both buildings on the property therefore retain a high degree of integrity of design, materials, association, location, setting and feeling. Through the property's association with an important and influential local builder and real estate developer, and a well-preserved example of his craftsmanship, it serves as a locally significant document of the town's residential, commercial and industrial history.

This ensemble of buildings is a rare survival of the earliest phase of residential and commercial development within the Richardson Subdivision and North Main Street. It is worthy of preservation as a representative example of the rapidly disappearing surrounding historic streetscape.

BIBLIOGRAPHY/REFERENCES
WNT.1037
1920, 1930, 1940 Federal Census
1895, 1897, 1899, 1901, 1902, 1908, 1915, 1920, 1925, 1940, 1950, 1960 Winchester Directories
1902 Annual Report, Town of Winchester
1906 Walker Atlas of Middlesex County, Mass.
List or Manifest of Alien Passengers, *S.S. Romanic*; embarkation: Naples, Italy

Middlesex County Registry of Deeds Book 15,174, Page 399, Aug. 18, 1983; 31,072:106, Jan. 21, 2000; 64,332:544, Oct. 6, 2014.