

Agawam Historical Commission

Meeting held at the Captain Charles Leonard House

February 26, 2019

The meeting called to order at 7:04pm by Chairman David Cecchi.

Members present: David Cecchi, Marilyn Curry, Charlotte Fields, Teresa Kozloski, Shelley Pass, Alice Smith

Members not present: none

Others Present:

Chuck Calabrese, 7 Brewster Rd, West Springfield

Kathi Calabrese, 7 Brewster Rd, West Springfield

Richard Bennet, 29 Willow Brook Drive, Agawam

Henry Kozloski, Agawam

A Public Hearing relative to the application for a demolition permit for the structure at 27 Walnut Street, Agawam was opened.

D.Cecchi explained the demolition delay process to the attendees.

C. Calabrese stated his plans to demolish the structure at 27 Walnut St where he would then erect a duplex. Calabrese described the duplex to be colonial style faced with a brick veneer. It would not be boxy and he would try to fit the style to the area.

S. Pass described the interior (of 27 Walnut Street) as needing finish work and pointed out that she had noticed mold in the basement during the walk through.

D. Cecchi felt that the house was in fairly decent condition; the walk through of the property was conducted after the asbestos siding had been removed from the structure, revealing the original clapboard siding.

C. Calabrese stated that the ceilings and carrying beams are sagging. The rafters and other structural pieces are undersized and do not meet building code of 2019.

Q: S. Pass- Have you considered renovating the existing structure?

A: C. Calabrese- Yes, he could renovate it, but legally he could make it into a two family home.

T. Kozloski feels that the existing structure is too far gone.

C. Calabrese stated that he could not use the same materials originally used to build the structure because they do not meet building the building code.

Q: A. Smith- How high are the ceilings?

A: C. Calabrese- 7'-7.8'

Q: M. Curry- Can you replicate the existing house?

A: C. Calabrese- It is not economical to do so.

Q: C. Fields- Did you purchase the property with intent to demolish?

A: C. Calabrese- Yes. Was not aware that it was a registered historic home.

Q: M. Curry- Do you think it would make a difference (economically) if the structure was in a different location?

A: C. Calabrese- Maybe, but it is cheaper to knock it down.

Q: D. Cecchi- There was a garage on the property...

A: C. Calabrese- It was leaning and I knocked it down. (Calabrese acknowledged he demolished the garage without obtaining a demolition permit.)

C. Calabrese feels the demolition application should contain a note to remind people to check whether the property is historic or not.

D. Cecchi: The Demolition Delay Ordinance is not perfect. The purpose of the hearing is to determine whether it will be detrimental to Agawam's historic resources if the property is demolished.

Q: D. Cecchi- 59 High Street; do you have specific plans for it?

A: C. Calabrese- The building to the side is historic. The home is not historic. Would most likely leave the historic building.

T. Kozloski questioned discussion of 59 High Street and felt it was out of order.

T. Kozloski: We should be educating the community on history and point out the history of the house and the area, not necessarily a piece of lumber. We should be writing to the paper.

S. Pass: A thought, Maybe add an addition (to 27 Walnut Street) in place of the older addition in order to preserve the structure, but gain square footage.

C. Calabrese: North Agawam is cleaning up a lot. A single family unit averages at \$180,000 and it isn't financially wise.

D. Cecchi suggested that because the garage was demolished without a permit, the Commission consider tabling the vote until further inquiry with the law department and building inspector for an opinion on the best route to proceed.

1st M. Curry, 2nd C. Fields; Unanimous vote to table the Demolition Delay vote regarding 27 Walnut Street

Public Hearing Closed.

Agawam Historical Commission regular meeting:

Approval of Minutes of 30 October 2018 meeting: Motion T. Kozloski, 2nd S. Pass:
Passed Unanimous vote.

Approval of Minutes of 27 November 2018 meeting: Motion T. Kozloski, 2nd A. Smith:
Passed Unanimous vote.

1985 Inventory of Historic Structures Update Project: Shannon Walsh has been working steadily. When structure and area forms are complete, she puts them in Dropbox and the Commission should get a notification.

Demolition Delay Ordinance: D. Cecchi has been collecting information from the Demolition Delay Ordinances, written by other towns, to refine Agawam's existing Ordinance. Brookline's Ordinance contains an entire paragraph regarding mitigation.

Agawam's new building inspector is very proactive.

M. Curry would like to see Agawam's Ordinance contain stronger wording in regard to saving specific architectural pieces.

Appointment of Historical Commission representative to the Community Preservation Act Committee: D. Cecchi submitted his name for appointment: Motion C. Fields, 2nd S. Pass: Commission voted unanimously on D. Cecchi's appointment.

Henry Kozloski thanked Alice Smith for all of her time and contribution to the Community Preservation Act Committee over the past years.

Other:

C. Fields will contact Veterans Affairs in regard to marching in the Memorial Day parade; and find a classic car to drive members along the parade route.

T. Kozloski: Is there a budget for old trees? Can we get a copy of the tree survey?
It was suggested that the conservation commission might have the information she is looking for.

Next Meeting: March 26, 2019 at 7:00pm.

Meeting adjourned 8:43pm

Respectfully submitted
Charlotte Fields
Agawam Historical Commission