

Town of Stow
Gleasondale Neighborhood Area Subcommittee of the Stow Planning Board
(herein referred to as the Gleasondale Subcommittee)

Minutes of April 26, 2018 Meeting of the Gleasondale Subcommittee

Gleasondale Subcommittee Members Present:

Laurel Cohen, Jeri Dipietro, Margaret Costello, Dot Spaulding

Gleasondale Subcommittee Members Absent:

Rosemary Monahan

Stow Planning Department Staff Present:

Jesse Steadman

Review of Minutes from Previous Meeting of March 22, 2018

Dot Spaulding moved to approve the meeting minutes as written.

Meg Costello seconded.

VOTED: 4-0 unanimously in favor.

Public Comment

Lisa Whitney, of Concord, was present for the duration of the meeting.

Gleasondale Historic Homes Inventory Architectural Overview

Dot Spaulding discussed the process for determining the boundaries of the Gleasondale area in the Town's historic survey data sheets. Dot Spaulding said the consultants typically were looking for the mill houses, which have similar interior features. One millhouse on Railroad Avenue was included, she added.

Dot Spaulding said that it is interesting that all of the homes that were renovated in 1917 have similar characteristics. She noted that it has been rumored that some of the interior elements were sourced from a hotel in Springfield. Most of the homes have horsehair plaster and knob and tube electricity, she said.

Gleason Homestead

Dot Spaulding noted that the Gleason Homestead was transformed from a Greek Revival style, adding that all of the windows on the second floor are still stained glass.

Albert Gleason House

Dot Spaulding noted that the Albert Gleason house was one of the few designed by an architect, with this particular home is a Queen Anne Victorian designed by Lloyd Fuller.

Dale Cottage

Dot Spaulding said that this home is in the Greek / Gothic Revival style and was moved back away from the street to make way for the new trolley.

Elijah Hale House

Dot Spaulding said the Elijah Hale home is one of the few brick houses in the Town of Stow and is built in the Federal Style with a 2 over 2 double hung sashes.

Alfred B Gleason

Dot Spaulding noted this is the bright green Queen Anne Victorian style home in Gleasondale. Dot Spaulding noted it has a slate roof. Dot Spaulding and others noted that the last time they knew, there were four or five apartments in the building. Dot Spaulding said that the home and the carriage house are eligible for the National Register.

Priam Carey House

Dot Spaulding noted that this home is a Victorian eclectic with a porch with turned balusters and spindle friots.

537 Gleasondale Road

Dot Spaulding described the condition of the Methodist Episcopal Parsonage, noting it was constructed in the Queen Anne style. Dot Spaulding noted the recessed arch above the front entryway.

Bruce House

Dot Spaulding said the Bruce House is a Craftsman style bungalow with an overhanging hip roof, and stone foundation.

Humphrey Brigham House

Dot Spaulding noted this home was built in the Italianate Style.

29 Marlboro Road

Dot Spaulding described the home as built in the Stillman style

Augustus Gleason House

Dot Spaulding said the home is built in the Queen Anne Style with double walnut doors and glass in the transom window.

Randall Hale Homestead

Dot Spaulding described this home as one of the older homes, built in the First Period Georgian style and remodeled with windows that are 12 over 8 representing an old colonial style.

18 Marlboro Road

Dot Spaulding noted that 18 Marlboro Road is one of the original mill houses.

Dot Spaulding noted that along Chestnut Street the homes are 20th century in origin.

Discussion of Regulatory Historic Preservation Methods

Dot Spaulding noted that Bolton and Hopedale are attempting to create a local historic district.

Dot Spaulding and Meg Costello agreed that it is important to be sure that the Stow Historic Commission is part of the discussion into any potential Historic Preservation bylaws. Regarding whether to pursue a National Register or Local Historic District, Dot Spaulding said that many homes could be eligible for the National Historic Register. Meg Costello said she believes they could work through the issues that people have with a local historic district, given it provides more protection. Dot Spaulding agreed that a local historic district provides the most complete protection.

Dot Spaulding said that the Historic Commission may be interested in backing an initiative for a Local Historic District. Laurel Cohen said that she talks with some residents who feel that a Local Historic District being enacted would be as if the rules were being changed after residents have moved in. Laurel

Cohen said that if the Committee pursued a National Register District, homeowners would know what they are buying into at the time of the sale. Laurel Cohen is concerned that the homes would become too expensive in a local historic district. Many homeowners just want to be left alone to work on their house in the way that they want, she said. Laurel Cohen said she is not sure the local historic district is the way to go. Meg Costello said that sentiment may be accurate among a number of residents in Gleasondale, but she has also spoken with many residents who would be in favor of a loosely regulated Local Historic District.

Jeri Dipietro noted that she would be more in favor of a National Register District. Jeri Dipietro noted that a National Register district could slowly bring people into agreement and build pride in the historic aspects of the neighborhood.

Lisa Whitney discussed that buyers can be a little concerned regarding Local Historic Districts, as they sometimes fear the Town can make it very difficult to do work in the future. Homeowners are often willing to talk with the Town to know the particulars. It could take a little longer to sell homes in Gleasondale with a Local Historic District.

Lisa Whitney asked for more information regarding National Register Districts. Laurel Cohen noted that there are no regulations with a National Register District, unless you take money for preservation projects. Jeri Dipietro said that the National District would bring acknowledgement to the District. Jesse Steadman noted that Historic Rehabilitation Tax Credits are also an important incentive provided to income producing properties that are listed in the National Register.

Outreach Strategy

The Gleasondale Subcommittee members discussed the strategy for outreach regardless of which direction they choose to go in. Members agreed an article should be placed in the Independent, perhaps followed up by a more specific survey of historic preservation options.

The group also discussed completing the second half of the Gleasondale historic area tour.

Schedule

It was decided that the Gleasondale Subcommittee would meet with the Historic Commission on Thursday May 3, 2018. The next meeting of the Subcommittee will be June 14, 2018.

Respectfully Submitted,

Jesse Steadman