

**MINUTES  
MIDDLEBOROUGH  
HISTORICAL COMMISSION  
9/10/2024**

Members Present: Larissa Hallgren, Mike Maddigan, Chip Mangio, Wally Glendye, Laurene Gerrior, Kristopher Belken

Also Present: Eugene Kelley, Dennis Devine, Matt Thomas, Judy Johnson, Kevin Stacey

Chairman Larissa Hallgren called the meeting to order at 7:30 PM.

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Public Hearing:

Larissa Hallgren started the public hearing to determine whether the structures at 504 Wareham Street are "Preferably Preserved Significant Structures" as defined by the Town of Middleborough's Structure Demolition Bylaw, Sections 3.3-3.6. She read the public notice that was posted, and to procedures that would occur in the event that the structure is found, preferably preserved or not. She went over the email history the historical commission has had with the applicant Eugene Kelley.

Mike Maddigan spoke about the historical background of 504 Wareham Street. The home was constructed and owned by Hubert L Wilbur in 1921. The Wilbur family has been prominent in south Middleboro for 4 generations, and Hubert himself was a carpenter, latin teacher, and had a hobby for fieldstone construction. That fieldstone construction is present in many southern Middleboro homes, such as 504 and 507 Wareham Street, the south Middleboro fire station, and the grange house. That style of construction is uniquely historical in nature, and was a large part of why the home was declared historically significant at the last meeting.

The applicant and owner, Eugene Kelley, spoke about the conditions of the home. He stated that while the property may look good on the outside, the inside is dilapidated and filled with mold. He considers the cost of revitalizing the building to be too high at this time.

Dennis Devine, 507 Wareham Street. He is currently renovating the fieldstone construction home he lives in, and understands both the difficulties of working with it as well as the unique historical qualities of the home. He asked what the plans for the property were if they did go forward with demolition. Eugene Kelley clarified that the property would be turned into a contractor yard. There several buildings would be used to repair and store equipment for his company, Coastal Marine Construction.

A female member of the public was curious to know if Lorraine Demoranville still owned the property. According to Eugene Kelley his is now the owner of the property, despite the records that the historical commission had stating Lorraine Demoranville as the owner.

Matt Thomas, 518 Wareham Street, was hoping to see more detailed plans from the applicant. He also said that he understands the craftsmanship of the home, but can tell it is in bad condition. Mike Maddigan reminded the public that the plans for the property after demolition had no impact on the determination of its significance and preservation.

Judy Johnson, who lives across the street from the property, said that Hubert Wilbur and his home is mentioned in all the historic books of Middleboro. Hubert Wilbur was a reverend in the South Middleboro Methodist Church, and all his daughters were active in the community. She also spoke about how the abutters were concerned about the future of the property since they were not informed about what was happening.

Mike Maddigan spoke about the extensive collection of diaries Hubert Wilbur had kept from 1920 until his death. The diaries were donated to the town and document the history of Middleboro during that time period.

Kevin Stacy, who worked with Coastal Marine Construction, said that he would like to set up a time and date for the commissioners to visit the property. He said that he would provide respiration masks, as the interior of the building contained black mold.

Larissa Hallgren closed the public hearing and opened the regularly scheduled meeting.

Old Business:

**MOTION: To approve the minutes of August 13th as presented.**

**BY: W.Glendye                      SECOND: K.Belken                      VOTE: 6-0-0**

Chip Mangio has been reappointed as a full voting member with a 3 year term.

New Business:

Mike Maddigan and Wally Glendye agreed that they would like to see the inside of the property before deciding what actions they want to take going forward. The deadline for the bylaw is in 10 days, so the determination cannot be postponed. Larissa Hallgren and Kevin Stacy will communicate after the meeting to determine a date for a site visit.

**MOTION: To declare the 504 Wareham Street a preferably preserved significant structure under the terms of the structure demolition bylaw.**

**BY: M.Maddigan                      SECOND: C.Mangio                      VOTE: 6-0-0**

Larissa Hallgren shared details of the glass square 40 unit apartment project that were emailed to the Historical Commission for comment. The area is the site of the VFW, but a demolition request has not been filed at this time. Mike shared concerns about the granite posts on the property being disturbed, and the potential for increased traffic near a historic district. Laurene Gerrior had concerns about the exterior of the building not matching the character of the town or the buildings around it. Larissa Hallgren made note of the comments and will send them to the planning board.

Laurene Gerrior talked about the upcoming CPC application period coming up soon, and asked if there were any plans that the Historical Commission would request funding for. There were no concrete plans at this time, but Laurene Gerrior will put in a placeholder application so they don't miss the window to apply.

Preservation Planning:

Larissa Hallgren spoke to the Town Council to understand the town's demolition bylaw and what conditions the Historical Commission could request for applicants. Other towns in the state have stricter regulations built into their bylaw without being too restrictive for owners. Larissa Hallgren said that the Town Council would be supportive of helping amend the bylaw for protection of historical property, and potentially stone walls, but would also need the approval of the Town Manager.

Unanticipated:

Laurene Gerrior spoke about the Waterman Roofing Company, and how the stone wall the Historical Commission requested be repurposed has been used to make a new stone wall on the property.

**MOTION: To pay Alexis Cope \$45 for work done on the minutes for August 13th.**

**BY: W.Glendye                      SECOND: C.Mangio                      VOTE: 6-0-0**

**MOTION: To adjourn at 8:22pm**

**BY: W.Glendye                      SECOND: L.Gerrior                      VOTE: 6-0-0**

Respectfully Submitted: Alexis J. Cope, Recording Secretary

Next meeting: October 8, 2024

Approved: