

## **STONEHAM HISTORICAL COMMISSION**

September 8, 2004 - Meeting Minutes of  
Sub-Committee investigating the Richardson - Williams House  
At 357 William Street

*Present:* Stephen Rotondi, Marcia Wengen, Christopher Willard  
*Excused:* David Armato, Rosemarie McDonald, Margaret O'Keefe,  
Matthew Whooley

*Town of Stoneham:* Attorney William Solomon

*Others:* Elaine McKenzie, Atty. Solomon's Office, Bee Russo,  
Stoneham Historical Society, Atty. Charles Rodman, and his  
client/property owner Mr. Anthony Santullo, and his son Mr. Michael  
Santullo.

All parties assembled by 11:15 am. Atty. Rodman, on behalf of his  
clients Mr. Santullo and his son, offered those present an opportunity  
to tour the interior of the 1712 Richardson House.

At the conclusion of the tour, Atty. Rodman asked the Historical  
Commission to discuss their interest in saving the house. Members  
talked about the history of the house and the neighborhood, its  
National Register status, the opportunities for Mr. Santullo to receive  
tax credits, the possibility of relocating the house elsewhere on the  
property or offsite, the option of salvaging some of the architectural  
details.

Mr. Santullo's concerns included the structure of the building (he  
believes the foundation and the first floor are not safe), the garage  
and the front porch that are too close to the lot lines and the  
reconfiguration of the driveway to access to Sam Miles Circle that is  
impractical. There is also an issue of the grading of the land for the  
other two houses. Based on his experience with a historical home in  
Burlington, Mr. Santullo believes that this interior would need to be  
taken back to the studs. Mr. Santullo graciously said that he would  
allow pictures of the interior to be taken as a permanent record of the  
property.

Mr. Solomon asked for a 30-day time frame, with weekly updates, for  
the Historical Commission to accomplish the following tasks:

- a) ask a qualified person(s) to inspect the house and determine if it is worth saving and the cost involved. Bee Russo suggested Mr. Rick Johnson and Mr. Fred Lyman, who were both involved in the Sweetser House project. Mr. Santullo said that he would be interested in meeting Mr. Johnson.
- b) ask a knowledgeable person to explain the tax credits that would be available to the owner
- c) determine if there is state or federal money to have a preservationist comment on the condition of the house.
- d) determine the feasibility of moving the house.
- e) ask a knowledgeable real estate person to comment on the keeping the house and building two new vs. demolishing the house and building three new houses

Atty. Rodman stressed that time is of the essence and he will contact Atty. Solomon regarding the request for 30 days after he speaks with his clients.

Mr. Santullo is interested in securing a building permit for the house on the lot closest to William Street. Atty. Solomon will investigate.

Mr. Santullo states he is unaware of any gravestones ever being on the property. Atty. Rodman was given a copy of the fax from the Massachusetts Historical Commission regarding the laws related to unmarked burial sites. Atty. Rodman assured those present that Mr. Santullo knows the procedure when/if bones are accidentally discovered on the property.

The meeting ended at 12:30 p.m.

Respectfully submitted,

Marcia M. Wengen, Secretary