

**Braintree Historical Commission
Meeting Minutes - Virtual ZOOM
Monday, September 13, 2021 at 7:00 PM
Approved: November 1, 2021**

Members Present:

Ronald F. Frazier, Acting Chair
Santina Giannino
Robert S. Harris
Kate Nedelman-Herbst
Rayna Rubin

Staff Present:

Melissa M. SantucciRozzi, Director

Remote Meeting Provisions

Due to the COVID19 Pandemic remote meetings have replaced physical meetings per the Governor's Order on March 3/12/20 as most recently amended. Said order suspended the provisions of the Open Meeting Law to promote public health and social distancing. This meeting was not conducted in an open, publically accessible space. Public access to the meeting and deliberations were achieved by adequate, alternative means that allowed the public to follow the proceeding in a third party communication technology known as ZOOM that is readily accessible to the public by the internet and the Telephone.

Call the Meeting to Order

7:00 PM the Meeting was called to order with a Quorum via the Zoom Platform. Acting Chair, Ron Frazier, asks that a Roll Call for Attendance be conducted: Member Frazier – Here; Member Giannino – Here; Member Harris – Here; Member Herbst – Here; Member Rubin - Here. All members are present at 7:00 PM.

Administrative Business – Welcome/Introduction of Kenneth R. Kirkland

The meeting begins with Administrative Business as the Director takes an opportunity to introduce members of the Historical Commission to our new Assistant Director, Ken Kirkland. He comes to us from Norwell. He was the Planning Director there, working with Peter Morin. He has a Bachelor's Degree, as well as a Master's Degree, in Planning and also a Master's Degree in Public Administration. He has quite the resume and quite the education. The Director is ecstatic about having some help.

Ken Kirkland is more than happy to be here. He explains that he worked with Peter LaPolla, the former Braintree Planning Director, for about four years in Cranston, Rhode Island, when Ken first started in an official capacity. The Director advises that the Commission may start to see correspondence from Ken.

Project Updates:

Draft CPC Application - Elm Street Cemetery Additional Stone and Tomb Restoration

Director SantucciRozzi – states she knows that members of the Commission are interested in getting this done. She explains that we still are waiting for the last piece, which is getting the final pricing to include the topper fence, the remaining portion that wasn't finished. The Director has not been able to get this information, but explains that, now that the Assistant Director is here, there will be a little more time for the Director to focus on this matter. The Director would like to target this for October 2021 and get that in front of the Community Preservation Committee, as well.

There are no questions from the Commission Members on this matter.

Administrative Business – Discussion - Gallivan House Garage Restoration

Director SantucciRozzi explains that she has been in contact with Bob Harris on behalf of the Historic Society over the past few weeks. What he has presented this evening, and circulated to the Commission, is an extensive renovation to the garage at the Gallivan House. As Commission Members know, the Gallivan House is not in the Historic District, but they did receive Community Preservation funding for improvements to that property, which in return requires the Historic Preservation Restriction, and the Braintree Historical Commission is the holder of that restriction. Bob Harris is here this evening and has the materials electronically, the Director asks if he can share his screen, discuss what he wants to do out there and then we can get some feedback from Members. Director SantucciRozzi did have a chance to look at the scope over the weekend. In her opinion, it seems fairly straight-forward. It really seems to clean up and re-establish and restores the garage. It has some environmental benefits, as well. It is always a benefit to be able to remove materials that can be harmful. The Director turns the discussion over to Bob Harris to be followed up by questions from the Commission.

Bob Harris explains that they are currently about to start the French House Carriage Barn restoration, and as soon as that one is done, the restoration of the Gallivan House Garage is the next item on the agenda. Their goal is that the garage will be fully restored; the restoration is privately funded through restricted funds that are donated for the specific purpose of restoring the Gallivan House Garage. The Historic Preservation Consultant is Derek Manning, who was a former part-time employee of Planning and Community Development. The Contractor is Chuck Stevens from Around-Town Construction. He is the same gentleman who restored the roof and some of the siding on the barn that was completed in April. Bob Harris will be the designated on-site Project Coordinator. Santina Giannino asks if the French House is a project that the Historical Commission was working on or involved in. Director SantucciRozzi explains it is not something the Commission was working on; he is providing a little history. Kate Herbst asks if the French House project has started already. Mr. Harris explains that it is about to start; the permit has been issued. Kate Herbst confirms that the French House is in the Historic District. Mr. Harris confirms that the house is; the carriage barn has never been specified as anything. There is a current Preservation Restriction Agreement attached to the deed. Ms. Herbst asks if there is a separate deed for the carriage barn separate from the house. Mr. Harris states no; there is no Preservation Restriction Agreement on that property, at all, attached to the deed. Mr. Harris thought that there was, but when he applied for a Massachusetts Historical Grant in the spring of 2020, he found out that the old Preservation Agreement is not attached to the title of the house. Ms. Herbst asks if the Director has the District Map. The Director doesn't have the map, but she has the list. The Director explains that when Mr. Harris discussed this project, she reached out to Ron Frazier, as Vice Chair. Mr. Frazier thinks the only restriction on that property is that it is in the Historic District, and the Commission has approved already the restoration work that was to be done on that. It was a while back. The Director explains that Mr. Frazier brought her up-to-speed, and she could proceed with releasing the Building Permit. Mr. Harris explains that it was reviewed with the Assistant Town Solicitor and the Town Solicitor and they agreed with going ahead with it. The Director explains that she vetted the question with the Assistant Town Solicitor, as well as with Mr. Frazier, because the list of structures simply states the Moses French House, 766 Washington Street, in the map and parcel, where other sites in the district that have more than one structure on a particular parcel will reference multiple-buildings. The Director can follow-up with the Commission on those emails.

Just to provide a little more background, as Mr. Harris was sorting out what happened with the Preservation Restriction Agreement, which was the reason for Mass. Historical Commission denying the grant application, they said they were happy to work with the Society to develop a new one and they would definitely want the French House Carriage Barn added into that agreement. With that being said, that project was considered urgent in 2003. The Society commissioned a development study by an organization from Portsmouth, Rhode Island, and nothing was done. Mr. Harris advises that they are going to fully restore it; they are not changing anything. The Carriage Barn doors are in-need-of repair, if not rebuilding. The shake shingle siding is in-need-of repair, and they are restoring the roof, as well. The fascia and the soffit parts of the building in the back are missing. They have huge gaps from simply having rotted away. Mr. Harris explains they are going to bring it back to its original state. That is also privately funded. They are not seeking any state funds or any Community Preservation Act funds for that. They are getting restricted funding specifically for that project.

Mr. Harris states anyone from the Commission is welcome to come take a look at its current condition; he did provide the Mayor with a set of long-view and close-up photographs taken by Mary Frazier back in March of 2020 that show the condition. Mr. Harris will provide his cellphone number. Mr. Harris explains that the condition of that roof was worse than the Thayer House roof and barn roof. Both of those other roofs were leaking, but the Carriage House did not hold valuable items. The Thayer House is a museum with historical artifacts in that building, which were considered far more urgent. The Barn houses all of the Society's collection of the historical library and genealogical research center. Both took priority over the Carriage Barn, which was used for storage not for any historical items. The Director has forwarded the email correspondence to all Commission members. Mr. Harris advises that he can also email photo images.

Back to the Gallivan House garage, the front door is falling apart, and it is a single door across two parking spaces. It is not the original. On the paperwork that Mr. Harris sent out, you can see that the framework on that door has just been added on to the front. They will take that off. They have images of the original door, which had a center-post, and they will restore the original pair of doors. The back is a brick wall, which is in pretty good shape. They will closely examine it, and match the color of the mortar to restore that. The roof was originally slate. They are going to restore the slate roof. On the siding, which he provided images of, the paint on the siding indicates that it had lead paint due to the deterioration. Rather than remove that paint and paint over, which is pretty hazardous, the proposal is to encapsulate that siding, remove it and replace it with equivalent wood siding. Derek Manning will restore the two windows. Essentially, they are going to restore it to what it looked like shortly after it was built in the early 1930's.

Ron Frazier asks if the entire roof of slate need to be replaced. Mr. Harris explains that what is there now is not slate. Mr. Frazier asks because the fire station roof was originally slate, and they have approved composite change to the roof. It doesn't have to be slate. Mr. Harris states, if there is something that closely resembles slate, he doesn't think there would be any opposition. Mr. Frazier is just pointing out that they could save money if they didn't have to use slate. Mr. Harris states that the cost of the slate roof is \$8,300; it's a small roof on a small building. Mr. Harris concludes that is the current proposal, but it is subject to change if there is a reason to make that change. They are concerned about whether or not there is asbestos in the current roofing. That will need to be tested. If there is and it will need to be removed by people qualified to do that, it will cost about \$30,000. They don't think it has asbestos, but they will get it officially tested. The surfaces will be painted white.

In the first document, which is the Gallivan House Restoration Project Summary and Specifications, you can see the pictures of the four sides of the building. The second document that was sent out is a set of specifications that were drawn up by Derek Manning. It did not include removal of the wood siding, due to lead paint. It has a traditional aluminum gutter along the front side that extends about 12-18 inches to the south, clearly not the original. They will replace that with copper gutter and downspout that will match what is on the Gallivan House now. In that document, you can see two sides of Gallivan House garage, as well as the condition of windows and rotting front section. There is some termite damage on the frame in the northwest corner. They will have to rebuild that corner. Mr. Harris asks what else the Commission would like him to provide given that the Commission is the signer on the restriction.

Mr. Frazier feels everything seems perfectly in order, and he doesn't think there is anything the Commission could ask for beyond this. Mr. Harris wanted to make sure that they gave enough lead time so that if questions came up they had time to answer them. Mr. Harris asks to receive an email or document stating "The Historical Commission supports the current plans for preservation of the Gallivan House garage, and if there are any changes in the material provided by Mr. Harris, the Society will bring them before the Commission before proceeding."

Mr. Frazier suggests that someone make a motion to that effect, and it will be on the record.

Director SantucciRozzi states before we move to a motion, she asks if any of the other members have any questions, and she mentions that there were a few things mentioned this evening that were not included in the 9/06 summary. The Director made some additional notes about the copper gutters and the repair to the frame. She suggests Mr. Harris add those few things based on your presentation this evening. She would want to make sure we are following any type of processes stated in the Restriction. She wants to make sure that any action done by this group this evening is done in the proper format.

Mr. Harris states those items are in the second document attached to the email. Page one shows the cost of specific items; the gutter work is the last item on page one. The Director will double-check the email, and if there is something not included she will get back to Mr. Harris. The Director states, if the Historical Commission is going to support these alterations as outlined tonight, there should be a Motion.

Member Santina Giannino **MOTION** to support the alterations proposed for the Gallivan House garage as described in the documents provided by Mr. Harris as well as in the related discussion at this meeting; seconded by Member Rayna Rubin. Voted by Roll Call Vote (4:0:1): Member Rubin – AYE; Member Frazier – AYE; Herbst – AYE; Giannino – AYE; Member Rubin – AYE; Member Harris abstains from voting on this project.

Administrative Business – Approval of Meeting Minutes for June 7, 2021

Vice Chair Frazier – provided one minor correction on the bottom of page 1.

He asks about the house at 99 Hancock Street. The Director advises that they haven't submitted a demolition permit, but it will be coming. Also, not on the Agenda this evening as they are in permitting, are structures at 44 Allen Street. She will keep the Commission up-to-date. Member Frazier asks if there have been further discussions related to the oldest house in Braintree. The Director has had discussions with Mayor Kokoros, and she has made suggestion that a sub-committee be formed to see if there are any ideas relative to the structure. It is in a residential district, but you can do municipal, historic or museum uses. She states any help from the Commission with suggestions would be appreciated.

Member Frazier states he would be happy to talk with the Mayor about it. The Director mentions that she did get a phone call from an individual currently living in Maine that used to live in the house. The Director has not had an opportunity to return the call, but will be in touch with them.

Member Herbst **MOTION** for approval of the June 7, 2021 Minutes as amended; seconded by Member Giannino. All in favor By Roll Call Vote: Frazier – YES; Harris – YES; Rubin – YES; Herbst; – YES Giannino – YES.

Administrative Business – Commission Vacancies (2 Members)

Director SantucciRozzi – mentions that the Commission still has two vacancies. She did receive correspondence from a member that might have somebody that is interested. The Director explains that we have been having a very difficult time. We have an upcoming vacancy on the Planning Board. We will have two upcoming vacancies on the Conservation Commission, and we are also looking for people for our Regional Fair Housing Committee. If anybody has a friend or neighbor, please let us know or send their resume to the Director or to the Mayor’s office. The Director explains we have been reaching out. In particular, she is looking for an architect, as she wants to fill seats on the Commission in accordance with local Historic Bylaw and Ordinances

Administrative Business – In Person Meetings

Director SantucciRozzi – mentions that, related to “In Person” meetings, we will continue on Zoom. There was beginning to be a shift to In-Person Meetings; however, they started shifting back. If there are any members that feel strongly either way, the Director asks that you contact her. The Director states the Commission will have their October Meeting on Zoom. Member Rubin expresses that she would like to keep it via Zoom for now. Member Giannino and Member Herbst are both in agreement.

Member Harris has some concerns about the oak tree in the Gilbert Bean Drive rotary. He expresses that the tree is a designated part of the town center Historic District. It was here when Braintree was first founded. The town website says it is over 375 years old, and it is in rough condition. Member Harris states something needs to be done. He is not sure it can be salvaged. If it can be, as it is part of the town’s Historic District, it would be the Town’s responsibility to properly address it. Member Rubin asks if we have a Town Arborist. The Director advises our Tree Warden is the DPW Superintendent, and Kelly Phelan, our Conservation Planner has a line item for “tree-related” expenses. Also, a member of the Conservation Commission is a certified arborist and has worked in a lot of different communities in the Commonwealth. The Director will speak to Kelly Phelan about looking at the tree’s condition and see what might be needed, taking into consideration what is available in the budget. Member Harris will provide the name of the company that recently did work at the French House property. The Director confirms that we will get an evaluation of the great oak by a professional arborist.

Assistant Director Ken Kirkland mentions that he will be sending an email to members to ensure that his emails are delivered and not ending up in SPAM email, and he asks that members please check their email in the morning.

Member Rubin **MOTION** to adjourn the meeting; seconded by Member Herbst. All in favor By Roll Call Vote: Member Rubin – AYE; Giannino – AYE; Herbst – AYE; Harris – AYE; Member Frazier – AYE.

The meeting adjourned at 7:44 PM.

Respectfully submitted, Louise Quinlan, Planning and Community Development