

**Braintree Historical Commission**  
Minutes  
**September 13, 2010**  
Thayer Public Library

Present: Elizabeth Mees (Chair) Paul Carr  
Ron Frazier Al Varraso  
Kate Nedelman Herbst

Also present: Christine Stickney, Director of Planning & Community Development.

Meeting convened at 7:05 PM

Minutes:

Al Varraso **MOTION** to accept the minutes of 6/7/10, seconded by Ron Frazier – favorably – unanimously voted

Elm Street Cemetery Update

Christine reported to members present that Barbara Donohue is moving forward close to schedule – she has requested some modifications to allow more time with the schedule and payment intervals. Christine has spoken with Town Counsel on the issue and there is no problem - a letter stating the Town's approval will be sent. In addition, Barbara offered to give a presentation on her findings to date in October however members felt it would be more beneficial to wait until she has completed all of the work. Christine will notify Barbara of their thoughts. Ron Frazier felt given his experience with her she is very accommodating.

Members Carr and Herbst arrived to the meeting – 7:10PM

435 Washington Street – American Legion Building

An application has been submitted to the Community Preservation Committee requesting funds in the amount of \$10,000.00 to perform an architectural assessment for restoration of the building back to its original appearance. Al Varraso updated the committee on the current condition of the building and possible restoration work needed. He also added it is the oldest municipal building in the Town formerly the Union School a one room school house dating back to 1869. Paul Carr questioned what has been done to the building by the Legion? Al Varraso responded new windows, flag pole has been moved, front platform modified and work with the chimney. Using a historical photo Al showed what the building formerly looked like. Christine noted to the Commission the purpose of the discussion was to determine historical significance since the structure is not located in a historical district or listed on the state historic register. Paul Carr questioned if the requested funds is too much and Elizabeth Mees commented in deference that a practicing architect will determine what is needed, prioritize work and provide a comprehensive list similar to what is being done on the Old Thayer Library. She added the Old Thayer library is a brick building with more issues than this building that is wood.

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Kate Nedelman Herbst **MOTION** to deem the American Legion Building at #435 Washington Street to be historically significant to Braintree history and worthy of consideration by the CPA for funding, seconded by Ron Frazier – unanimously voted.

Possible MHC workshop with Chris Skelley:

Elizabeth Mees reported that she had made contact with Chris for having a regional workshop on the roles and responsibilities of a Historical Commission and other potential topics such as demolition delay bylaws. Chris Skelley that MHC normally prefers to do a meeting in a community where other historical commissions and/or societies are invited from the region. Elizabeth mentioned who she feels should be invited from the neighboring communities and suggested that maybe two events could be hosted one in the fall another in the spring – she agreed to organize this with Chris and report back to the members.

Local Historic District – Gallivan House

Christine reported to members that she has secured a “Peer-Peer” grant from the State (DHCD) in the amount of \$1,000.00 for 30 hours of work for a municipal employee or elected/appointed board member from another community to assist Braintree in amending the district to include the Gallivan House. Due to time commitments and limited knowledge on the amendment process, Christine felt this would assist her in moving that forward for acceptance. She noted that she reached out to both Quincy and Weymouth seeking assistance from individuals’ eligible to participate under the grant guidelines to help and is awaiting a response from them. Paul Carr and Ron Frazier expressed some concern with whom she had reached out to for assistance in Quincy and felt there were consultants that could do the work. Christine noted the guidelines of the grant require a governmental peer and suggested if they knew of someone that could meet the guidelines she would contact them as well.

Sustainable Review Ordinance:

Kate Nedelman Herbst had provided members with the latest revision of the proposed bylaw and asked that they review it and come prepared at the next meeting for discussion. If it is determined to be agreeable this would be a good topic for Chris Skelley to talk about how to best have it accepted by the community.

Old Thayer Library Update:

Christine reported on the progress of the consultant and currently they are contacting three firms to solicit quotes for a structural assessment that was not part of BH+A contract. Christine did also note that there maybe an issue with the new building code (8) and the thresholds that may be triggered under the new requirements – Elizabeth Mees concurred that this needs to be reviewed. Christine also informed the members of Congressman Lynch’s success with earmarking \$500,000.00 for OTL passing through the house and now heading to the Senate hopefully by December the Town will hear more. Ron Frazier questioned what purpose of the building was provided fro obtaining the

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federal funds? Christine noted that community space was described that tied into the entire local historic district. Elizabeth Mees added that previously a letter had been sent to the Mayor with results of the open forum and the suggestion of “community shared space”. Ron Frazier was under the impression that this had not been definitely resolved as such and wondered if the Mayor agrees with this use. Ron questioned if this would be the primary use? Members agreed that a meeting with the Mayor would be helpful to firm this issue up and suggested staff invite him to the December meeting or one before.

74 Commercial Street – Cell Tower

Ron Frazier felt that staff should review these requests and unless they have a concern or it is located in a local historic district they can inform consultants that the BHC has no comment. Christine will inform the consultants for this petition that there is no concern from the historical commission with the request.

On-line Historical Survey

Christine reported on the progress made over the summer by the intern that worked on this and asked that this be discussed at the next meeting so she can show it to the BHC.

Other

Ron Frazier asked what is the status on the historical inventory funding? Christine reported that the CPA application had been filed last spring and the BHC was to meet tonight with the CPA but a scheduling conflict arose that CPA could not meet. There next regularly scheduled meeting is 10/18/10 and Christine asked if someone or few members could attend to explain the request. After discussing the purpose of the inventory, Ron Frazier agreed he would attend and Elizabeth Mees would be a back up if a conflict arose.

Kate Nedelman Herbst **MOTION** to adjourn the meeting, seconded by Ron Frazier – unanimously voted.

Meeting adjourned at 8:15 PM

Respectfully submitted

Christine Stickney, Director  
Planning and Community Development