

Braintree Historical Commission  
Minutes  
March 4, 2013  
Town Hall – Johnson Chambers

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

Also Present: Christine Stickney, Director of Planning and Community Development  
Jack Glassman, Bargmann + Hendrie Associates (BH+A)  
Adrienne Cali, Bargmann + Hendrie Associates

Meeting convened at 7:00 PM

**Old Thayer Library – Phase II (Doors and Windows) – Presentation BH+A**

Christine updated the Commission on the contract award with BH+A to do Phase II (door & windows) and introduced Jack and Adrienne from BH+A. Jack recapped prior discussions on how the design for a handicap ramp would have to surround half the building and deter from the historical character. As an alternative a proposed addition that would house a chair lift, stairs and access to handicap bathrooms would be Phase III once funding and approvals were sought. This phase will address all of the windows except two in the rear where the addition would go and the front door. Describing the windows Jack noted they are all wood and are fairly good condition for preservation. The proposal is to remove the windows take them to the contractor's workshop for glazing and any repair of the trim. As to the basement windows the thought was to treat this as an add alternate with a unit price to see if these could be addressed differently. Members turned their discussion to the front door – Jack showed members pictures of the original wood doors that were larger in height – it is expected they will be 9' feet 4 inches (larger than what is presently on the building). The proposal would replicate the doors with ornate panels and leave the fan glass window light at the top. Jack explained that hardware will need to be addressed as to today's ADA requirements and emergency access. The front door would become a secondary emergency access with the main door at the rear of the building for everyday use. Jack demonstrates with a set of plans how the existing windows would be shown with the proposed repair directly beside it for each of the windows on the building. Elizabeth Mees asked about the storm windows. Jack explained the different alternatives; exterior or interior storms, upper portion of the windows with storms or consider a laminated safety glass that BH+A has used in another project. Jack explained in details the three alternatives as to appearance and energy performance. Paul Carr expressed his opinion that the storms should not be put back on the building and asked from a cost factor could there be triple glazing of the windows. Jack noted the mullions are very narrow and could be problematic as to the thickness of glass – energy and heat loss is usually more through the roof than windows – commenting there is no insulation in the walls they are thick masonry walls – insulation could be added in the attic. Ron Frazier questioned if we will have the same problem we had with Town Hall with windows needing hurricane shutters. Elizabeth Mees questioned if interior storm windows would be needed? Paul Carr noted in some of the rooms that there are shutters and he questioned when the mezzanine will be taken down. Christine commented that Tom Whalen, DPW superintendent had suggested the mezzanine remain to help defer the cost of scaffolding for interior work. Paul Carr asked about the mechanicals on the mezzanine where those are anticipated to go and members noted the basement since there was no room in the attic. Elizabeth Mees questioned the cost of the laminated windows and what that could possibly add – Jack said it could be 50% added to cost or more. It was

Page 2  
BHC Minutes 3/4/13

agreed that this could be add alternate. Jack also informed members that there would be a paint analysis performed by Sara Chase on the frames and mullions to determine the original color of windows and doors around the frames. Elizabeth Mees said this would be great and is very interested to see her findings which Jack agreed would bring him back before the Commission at a later date.

Christine commented on the front door before it proceeded any further we should apply to the Architectural Barrier Board (AAB) for a variance. It involves the MHC who will review first and then send a letter to AAB with their recommendation. Members discussed timing once it could be put out to bid after 7/4 and Jack felt a couple of months it should be done – he noted that there are no sub bids needed. Paul Carr asked if it would be possible to have an on-site visit to the building to look at a few of these items with Jack. Christine noted that we are on a tight budget as to Jack's time – Paul followed up if the members could visit and Christine said there is no problem accessing the building. Members agreed to view different items in the building. Jack and Adrienne left the meeting at 8pm.

**Request for Historical Significance – So. Congregational Church – 1075 Washington St** – Christine reported the applicant withdrew their request.

**Historic Inventory Quotes:**

Christine informed the Commission that she learned today one person that had requested the quote information did not receive it and asked if the Commission would extend the deadline. Christine noted that to date only one quote had been received. Members agreed to extend the deadline and discuss it at their April meeting.

**Discussion on Local Historic Districts** – This matter was tabled until the next meeting given the late hour.

**CPA Applications**

Christine said only one application was received and a supplemental funding request from the Town Clerk for his existing projects. There are none needing Historic Review.

**CPA Appointment:**

Members discussed the Charter as to who should be appointed to the Community Preservation Committee from the Historical Commission – via a recommendation to the Mayor. Paul Carr asked Ron Frazier to consider – after much discussion – Ron accepted to have his name submitted to the Mayor's office as the historical recommendation for appointment to replace John Dennehy who had announced his resignation.

**Update on Elm Street Cemetery:**

Christine reported that last month's CPA's meeting had been postponed as a result of the Blizzard and all the matters had been carried forward to March. Elizabeth Mees noted that she had sent a letter to the Mayor re: assistance with the cemetery as lighting, patrolling and grounds crew. – To date no response has been given.

Page 3  
BHC Minutes 3/4/13

**Sustainable bylaw/Demolition Delay** – Christine met with the Town Solicitor last Friday and she will review with comments back for the next meeting in April.

**Gallivan House and Local Historic District:**

Christine explained there are two issues with this matter. First the amendment to the Local Historic District has hit a delay because there is some discussion on what is the actual current version of the ordinance approved by the transition committee and the Council. Carolyn is researching this and will be responding. The second issue is the CPA funds and the roof. The ownership of the property in relation to a conveyance to a trust has not been straightened out to allow the appropriation to move forward. This needs to be addressed by the Historical Society in order for the restriction to be recorded against the property.

**Review of Survey press release:**

Ron Frazier asked for two minor revisions – first sentence “pleased” and second paragraph last sentence “French’s Common” and add the Asa French House at end of sentence. Al Varraso **MOTION** to approve the amended press release, seconded by Kate Nedelman Herbst – Unanimously voted. Christine will send this to the press.

**Minutes:**

Ron Frazier revised the 12/3/12 minutes that under Elm St Cemetery discussion the following be added to second sentence “though he obtained some recommendations from them.” Page 2 top sentence add “as well as the estimates in the official survey” and under in title discussion with Inspectional Services “re: digitizing project”. Al Varraso **MOTION** to accept the minutes of 12/3/12 as amended, seconded by Kate Nedelman Herbst – Unanimously voted.

Kate Nedelman Herbst **MOTION** to accept the minutes of 1/7/2013 as written, seconded by Al Varraso – unanimously voted.

Ron Frazier commented on the February 4<sup>th</sup> minutes that there should be review by the historical commission of signs in a local historic district and this should be addressed in the future with an amendment. Under Elm Street cemetery replace application with “CPA approval”. Al Varraso **MOTION** to accept the minutes of 2/4 as amended, seconded by Kate Nedelman Herbst – unanimously voted.

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

Meeting adjourned at 8:30PM

Respectfully submitted,

Christine Stickney, Director  
Planning and Community Development