



**Mayor
Charles C. Kokoros**

Department of Planning and Community Development

Melissa M. SantucciRozzi, Director
1 JFK Memorial Drive
Braintree, Massachusetts 02184
msantucci@braintreema.gov
Phone: 781-794-8234

Historical Commission

Ronald Frazier, Vice-Chair
Santina Giannino, Member
Robert Harris, Member
Kate Nedelman Herbst, Member
Rayna Rubin, Member

TO: Historical Commission

FROM: Melissa M. SantucciRozzi, Director PCD

DATE: July 8, 2023

RE: Demolition Delay and Certificate of Appropriateness
Braintree Fire Department Headquarters
9-11 Union Street (AKA 1 Union Street)

APPLICATION

DATE FILED: June 15, 202 (Demolition Delay and Certificate of Appropriateness)

LOCATION of WORK: 9-11 Union Street (AKA 1 Union Street)
Braintree Fire Department Headquarters

PROPOSED WORK SUMMARY: Demolition of a 1 story garage. Renovation and addition to the existing fire headquarters station. The existing station is a 12,750 SF red brick building and will remain and a new 2-Story, 2,980 SF addition (Application Size) (Staff Measures 2,600 +/-) will be constructed in the same location, to match the façade masonry, cast stone and wood detailing of the existing masonry station. The masonry will be cleaned and repointed as needed. All existing white 6 over 6 vinyl replacement windows will be replaced with white aluminum clad windows that are both energy efficient and more closely match the size lites and muntin pattern of the historic windows (6 over 9 at the second floor and 9 over 9 at the first floor). The deteriorated wood cornice trim will be replaced with new white painted hardwood (mahogany). Downspouts and gutters, which have been patched over time, will be replaced with new metal in keeping with the historical look of the original copper. The building entry will be reconfigured to look similar to the original entry in material (white painted wood) and mullion layout at the doors, transom, and sidelights, as well as being updated to be handicapped accessible with a new ADA entry ramp. Lighting will be similar to the existing, with added lantern-style fixture at the entry doors and simple side door wall fixtures. The existing cast stone building sign will be cleaned and relit with energy efficient LED lighting for clear wayfinding.

Please use the link to access the Application Materials.

<https://braintreema.gov/991/Public-Hearings>

HISTORIC DISTRICT:

Braintree Town Center District

APPLICANT:

Braintree Fire Chief on Behalf of the Town of Braintree
(with Permission from the Mayor)

PUBLIC NOTICE/HEARING:

Notice is given by the Braintree Historical Commission under the provisions of M.G.L. Chapter 40C, Sections 6, 8 and 9 and the Braintree General Bylaw - Chapter 5.7 and 12.12 that public hearings for a "Certificate of Appropriateness" and "Demolition Delay (if Applicable)" will be held **IN PERSON** on **Monday, July 10, 2023 at 6:00 PM in Johnson Chambers in Braintree Town Hall**. The Braintree Historical Commission will consider an application from The Town of Braintree/Braintree Fire Department. The proposed work will include: demolition of the one-story garage to be replaced with a two-story (with Roof-Top Mechanical Level) structure along with exterior alterations/replacements to the façade, windows, entryways, roof and access to the Building and Property.

Patriot Ledger June 23 and June 30 in 2023
Abutter Mailing June 23, 2023

DEMOLITION DELAY (Braintree General Ordinance Chapter 5.700)

5.700.010. Intent and purpose.

- A. *The Demolition Delay Ordinance is enacted for the purpose of encouraging and facilitating the preservation and protection of significant buildings within the Town of Braintree which are located outside designated historic districts. Such buildings reflect distinctive features of the architectural, cultural, economic, political, or social history of the Town, and their preservation promotes the public welfare by making the Town a more attractive and desirable place to live and work.*
- B. *The intent of this chapter is not to permanently prevent demolition, but rather to provide an opportunity to document and photograph the building and in those situations determined by the Historical Commission to be historically significant, develop preservation solutions for significant buildings threatened with demolition. This chapter is intended to encourage owners and Townspeople to seek out persons who might be willing to purchase, preserve, rehabilitate, or restore such buildings rather than demolish them, and to limit the detrimental effect of demolition on the historical architectural resources of the Town. To achieve these purposes, the Braintree Historical Commission (the "Commission") is empowered to advise the Inspector of Buildings with respect to the issuance of permits for demolition of significant buildings, and, where appropriate and consistent with the intent and purpose of this chapter, to allow demolition under conditions designed to minimize the loss of distinctive features of significant buildings.*

DEMOLITION — Any act of pulling down, destroying, removing, razing or moving a building, or commencing such work with the intent of completing the same.

SIGNIFICANT BUILDING — Any building which in whole or in part is more than 75 years old, or is of unknown age, and which meets one or more of the following two criteria:

- A. *The building is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register; or*
- B. *The building is determined by the Commission Chairperson to be of historical or architectural significance by reason of period, style, method or building construction, or by reason of its association with a particular architect, or a builder, or with a person or event of importance to the Town's history.*

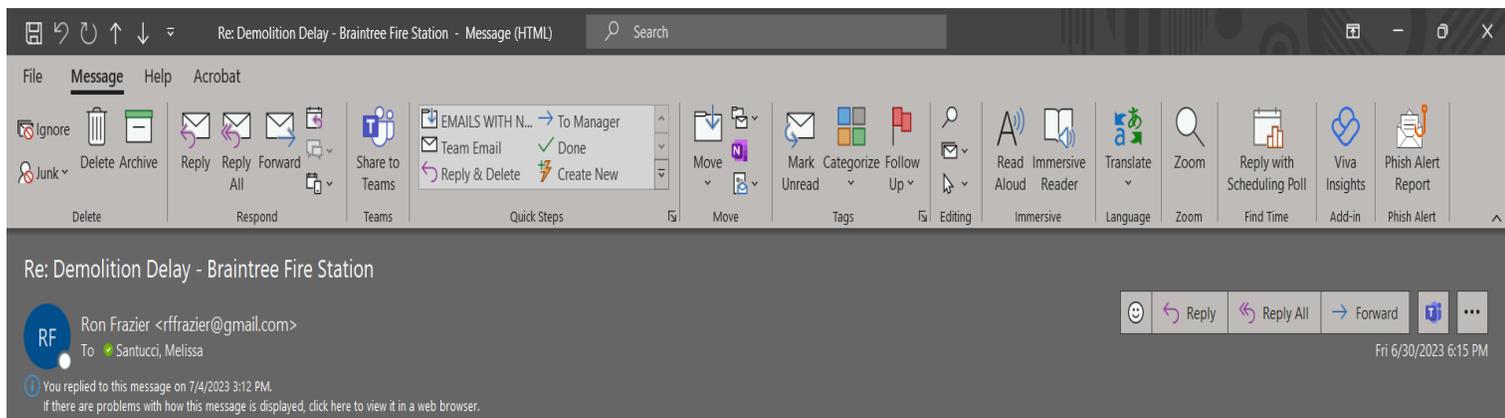
Director Comments: The Project includes demolition of the garage at the Braintree Fire Department Headquarters (BFDH). The garage is considered a building as it and isn't original to the main building (built in 1930ish) and isn't fully integrated as space within the main building. The date of construction of the garage is unknown.

The process for Demolition Delay:

Within five days of his/her receipt of a copy of an application for a demolition permit, the Commission Chairperson shall make an initial determination as to the significance of the subject building. If the initial determination shall be positive for the building, the Planning and Community Development Department shall notify the Building Inspector and applicant of said determination in writing within five days of the Chairperson's determination of the need to conduct a public hearing.

Given this is a public procurement job all permits, bid procedures and awarding of contracts will all need to be in place prior to the filing of a Demolition Permit, by the selected contractor. Given as such the Director has made an exception to the process.

On June 15, 2023 the Application was filed at which time the materials were posted to the Town Website and hand delivered to all the historical commission members and Elizabeth Mees. The Director coordinated a meeting with the Town's OPM, Steve Kirby and Acting Chair Ronald Frazier for Thursday July 6, 2023. Further in accordance with the procedures the acting chair of the Historical Commission weighed in as noted. "As to the demolition of the garage addition, it was a later addition, which never had approval or disapproval regarding its historical value, and as such does not require preservation as is." Therefore, is deemed to not be a significant building and no Demolition Delay Public Hearing is Required and no Delay is invoked on the Building.



CAUTION: This email was sent from an external source. Please be extra vigilant when replying, opening attachments or clicking links.

Melissa,
I'm available on the 6th or 7th. As to the demolition of the garage addition, it was a later addition, which never had approval or disapproval regarding its historical value, and as such does not require preservation as is. The addition, will, of course, need approval.
Ronald F. Frazier, Acting Chairman

On Mon, Jun 19, 2023 at 4:34 PM Santucci, Melissa <msantucci@braintreema.gov> wrote:

Ron (Acting Chair HC) and the Town's Team,

I am reaching out to discuss the Demolition Delay Process for the Fire Station.

CERTIFICATE OF APPROPRIATENESS (Braintree General Ordinance Chapter 2.755)

In accordance with Chapter 40C Section 6, 8 and 9 of the General Laws of the Commonwealth of Massachusetts and the Town of Braintree General Ordinance Chapter 2.755.

2.755.030. Powers, in general.

The Historical Commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including without limitation any of those enumerated in this chapter, if the provisions of this chapter do not limit the authority of the Commission with respect thereto, may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of MGL c. 40C.

Pursuant to MGL c. 40C, § 14, the Historical Commission shall have and exercise all of the powers and duties of the historical commission as provided in MGL c. 40, § 8D, and as established under Article 30 of the March 25, 1974 Annual Town Meeting and as amended under Article 12 of the December 9, 1975 Special Town Meeting.

2.755.040. Limitation on powers.

- A. *Notwithstanding anything contained in this chapter to the contrary, the authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Braintree Town Center Historic District:*
- (1) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level (a change of grade level requires Historical Commission review and approval);*
 - (2) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them;*
 - (3) The reconstruction substantially similar in exterior design of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence;*
 - (4) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly;*
 - (5) Temporary structures or signs, subject however to such conditions as to duration of use, location, lighting, renewal, and similar matters as the commission may reasonably specify.*

Director Comments: None of the work proposed is exempt from the review of the Historical Commission except the at grade parking, utility, curbing and ADA RAMP and lighting fixtures.

- B. *The authority of the Commission shall be limited to exterior architectural features within a district that are subject to view from designated public streets, public ways, public parks or public bodies of water although other portions of buildings or structures within the district may be otherwise subject to public view.*

Director Comments: Given the location of the Building, the shape of the lot, the abutting uses (Historical) and the street frontage, it is determined that all 4 sides of the building are subject to public view.

The Directors Comments are based on a review of the below documents:



BRAINTREE FIRE HEADQUARTERS
 BRAINTREE HISTORICAL COMMISSION
 CERTIFICATE OF APPROPRIATENESS
 DESCRIPTION OF WORK TO BE PERFORMED



Historic photograph (date unknown)



Google street view (2022)

BRAINTREE FIRE HEADQUARTERS - BRAINTREE MA



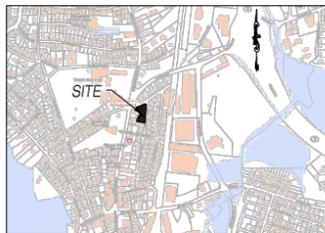
June 13, 2023

1

BRAINTREE FIRE HEADQUARTERS
 Braintree Historical Commission Submission
 1 Union Place
 Braintree, MA 02184
 Map 1005/Lots 0-7A & 0-29

DRAWING LIST

- T0.1 BRAINTREE HISTORICAL COMMISSION TITLE SHEET & SITE LOCUS PLAN
- A2.0 LOWER LEVEL PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ATTIC PLAN
- A2.4 ROOF PLAN
- A2.5 FURNITURE / OWNER SUPPLIED FLOOR PLANS
- A3.1 BUILDING ELEVATIONS
- A3.2 BUILDING ELEVATIONS
- A3.3 BUILDING ELEVATIONS
- A3.4 BUILDING ELEVATIONS
- LC1.0 SITE PHOTOMETRIC PLAN



SITE LOCUS
 1005 P.00

APPLICANT:
 Town of Braintree c/o Chief James O'Brien
 1 Union Place
 Braintree, MA 02184

OWNER:
 Town of Braintree c/o Mayor Charles C. Kokoros
 1 John F. Kennedy Memorial Drive
 Braintree, MA 02184

ARCHITECT:
 Context Architecture
 65 Franklin Street, 5th Floor
 Boston, MA 02110



Braintree Fire Headquarters
 1 Union Place, Braintree, MA
 Braintree Historical Commission Title Sheet

Scale: AS NOTED

Sheet No.

Date

1005 P.00

T0.1

Date: June 13, 2023

#1 ROOF

Director Comment: Given the Scope of the project and substantial interior renovations it's important to ensure the shell of the building is air and weather tight. My understanding is the current roof is in need of repair and will be punctured in other locations for additional venting and that existing venting and skylights will be closed off. Given the condition and further alteration to the structure, membrane and roll on portion, the Director is of the opinion that the roof shall be replaced, and that the product used is a shingle with a slate appearance. The goal is to use a product that will very closely resemble slate. The quality of the product shall provide a long roof life to prolong replacement costs and come from a historical line is available.

PLEASE PROVIDE SAMPLE

#2 GUTTER AND DOWNSPROUTS (Entire Structure Except Addition)

Director Comment: Based on the historical drawings the existing gutters were likely wood and the downspouts are shown in the historic photo, but not denoted by material. The current building has Copper gutters and the down sprouts are aluminum. While the Copper is in keeping with an older historically used material, the white metal/aluminum is not. The Architect has offered a few options ranging from replacing everything with real copper to aluminum in a faux patina finish.

The Director would like for the Architect to explain their recommendation and reasoning for not going with real Copper, also the input of Elizabeth Mees will be helpful in determining the final approved material. The Director is of the opinion that the building and the entire Braintree Town Center District is best served, maintained and preserved by the continued use of architecturally significant and appropriate building materials.

#3 ROOF CORNICE

Director Comment: This improvement is essentially a replacement in kind dating back to the original construction.

#4 MAIN ENTRANCE

Director Comment: The current main entrance needs a complete overhaul. The entrance is visually, functionally, accessibly, and historically lacking. In addition to the door, surround, and glass on the façade both stair and ramp access will be 100% redone (with the use of some preserved materials). The historic integrity of the entry is important in preserving the appearance and feeling upon entering the property. The Architect and Civil Engineer have done a great job coordinating the appearance and functionality of the entry.

#5 WINDOWS & EXTERIOR WINDOW TRIM

Director Comment: The current window system on the building, contains a variety of styles, some are completely deteriorated and other are just lacking maintenance. The Director is of the opinion that ALL windows on the entire building shall be replaced. When conducting the Site Visit we witnessed several windows that were denoted to remain that have missing panes and are in of substantial rehabilitation. (South façade 3 bay garage). Further, the director is of the opinion that Option 2 with

a wood window and trim that is painted is mor in line with the original construction and building materials.

#6 BUILDING ADDITION (2-STORY)

Director Comment: The addition as proposed will be slightly larger but essentially in the same footprint as the existing garage that is located on the corner of Union and Tenney. The proposed additional is visible from the public way on all 3 exterior sides. The Architect in combination with all the other exterior renovations that will be included in the addition has also provided a schedule of other façade materials used in the construction. The roof in this Section will be flat and not visible. The roof will be equipment with mechanical equipment that needs to be screened. The material, height, texture and appearance of the 9 Ft. high screening is an intrecal part of the design. **PLEASE PROVIDE SAMPLE** Serious consideration shall be given to this element. The brick is detailed as “Bostonian”. **PLEASE PROVIDE SAMPLE.** Will the existing building’s brick pattern be carried out on the addition?

#7 MASONRY RESTORATION Union is North, Tenney is East, South is parking lot and West is Washington.

Director Comment: As currently proposed the existing North façade (Union Street) will be completely repointed, cleaned, prepped and painted. Along will the addition and all the other improvements noted in the Report. The East façade is the 2-Story addition so that is all new. The South and West façade need some preservation maintenance. In lieu of the 15% allocated for repointing and 0% cleaning. The Director supports the Add Alt #2, that will allow for these 2 facades to be cleaned and also requests that the repointing be increased to 50% to ensure that all areas of maintenance are accounted for. Preserving the integrity of the building shell is crucial to the building’s longevity.

#8 EXTERIOR BUILDING LIGHTING

Director Comment: The building currently has several lighting fixture styles and types. Given the use of the building and the *Section 2.755.040. Limitation on powers in the General Ord.*, the Director is of the opinion that the lighting chosen is acceptable, but wonders if it can be coordinated a bit better so that the fixtures have more of a theme and common appearance and style and the design may even want to be improved with the addition of some lanterns on poles in the parking lot and additional uplighting in the landscaped areas.

A. *Notwithstanding anything contained in this chapter to the contrary, the authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Braintree Town Center Historic District:*

(1) *Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level (a change of grade level requires Historical Commission review and approval);*

(2) *Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them;*

OTHER COMMENTS:

1. The rear 1 story garage that will remain is in poor condition, the entire exterior from repointed, cleaned, prepped, painted and all new windows and doors shall be incorporated in the plans. Per the OPM’s suggestion the garage doors and bumpers shall also be prepped and painted.
2. Existing chain link fence enclosure shall be examined and removed if bollards are required in this location.

DIRECTORS RECOMMENDATION:

The Director recommends the Public Hearing be opened to allow the Applicant an opportunity to present the Project and to allow for the Commissioners, Elizabeth Mees, and the Public to make Comment. The items raised in the Staff Report shall be discussed to receive direction and conclusion from the Commissioners. This deliberation will likely result in Minor Plan Revisions.

If the comments and concerns raised by the Director, Commissioners, and the Public, have been addressed during the Public Hearing either with revisions or conditions, then the Director respectfully requests the Commissioners vote to issue the Certificate of Appropriateness with Standard and/or Special Conditions upon receipt of an updated set of Record Plans and Materials.