

Braintree Historical Commission
Minutes
Monday, April 2, 2018
Fletcher Hall – Braintree Town Hall

Present: Elizabeth Mees (Chair) Kate Nedelman-Herbst
Ron Frazier Santina Giannino

Also Present: David Killeffer & Luke Killeffer of 134 Blanchard Blvd
Christine Stickney, Director of Planning and Community Development

Meeting convened at 7:07 PM

The Chair acknowledges David and Luke Killeffer attending the meeting tonight as part of a scout project for them to attend a governmental meeting. She had the members introduce themselves and she describes the role/responsibilities of the Braintree Historical Commission. She explained that they are often confused with the Braintree Historical Society which is a non-profit entity.

CPA Application – Daugherty Gym: Derek Manning the CPA project manager attends the meeting and provided members with background and expectations for a project that would restore and renovated portions of Daugherty Gym. He provided members with a handout of the CPA Application. He described the historical background of the Gym built in 1948 and the evaluation done in 2006 of it as a historical significantly property eligible for the National Register. The CPC previously recommended an appropriation for the roof to stabilize the building from further decline in 2006 before the new form of government. Members reviewed the guide adopted in 2012 for criteria on what determines historic significance for CPA projects – noting the three options the third option determined by BHC as historically significant. Ron Frazier questioned what authorizes the committee to deem something historically significant – the MA Historical Commission has noted anything over 50 years of age as a criteria. Members looked at the guidelines and discussed further history of the Gym. Elizabeth Mees noted that the funding of the project is not the purview of this committee merely the determination of historical significance if it is not a project on the National Register or the State list of historical properties. Ron Frazier **MOTION** that the Braintree Historical Commission deems that the Daugherty Gym is historically significant to the history of Braintree, seconded by Kate Nedelman-Herbst – vote unanimous.

Cahill Auditorium Windows: Christine noted that estimates are being gathered for doing something with the windows in Cahill. The capital budget was recently approved and had funding for the installation of air conditioning in the hall and the Building facilities Division wants to replace the windows. She has spoken with Mike McGourty, the facility manager, about a Certificate of Appropriateness and that the project would be eligible for CPA funding. Other windows have been installed in the basement of Town Hall with no regard to historic appearance and the auditorium windows are critical historical appearance of Town Hall from the public view from both Central Ave and Washington Street. Kate Nedelman Herbst agreed to draft a letter reminding the municipal facility folks a Certificate of Appropriateness will be needed before work can commence on the windows.

Discussion pursued as to the status of the Local Historic District general ordinance and the extension of it to include the Gallivan House and Mary Bean Park. Christine noted it never made it further than the

Town Solicitor's office where it seemed to die. The BHC may want to review this at the next meeting to have the ability to address such items as windows which presently does not need review unless it relates to the building from public view. Members agreed to discuss at the next meeting the entire Chap. 12.12 in general ordinance.

Demolition Delay Ordinance: Christine explained after the last meeting she inquired about the status of the proposed bylaw before the Ordinance & Rules subcommittee and was informed by the Town Council Clerk it had been withdrawn for lack of action per the Town Clerk since he bounds all yearly Orders and this one had a 2016 date. In checking with the Mayor's office, John Goldrosen resubmitted the same proposal with changes to the numbering and language re: the ability to submit fees. Assuming there would be a meeting of the subcommittee this evening, however cancelled it appears the proposed ordinance has been withdrawn at the request of the Mayor's office and Christine reported she doesn't know why or what is actually going on. Ron Frazier commented on a recent public meeting for a development at the corner of Grove and Liberty Street that may require the residential structure to be taken down and that is one of the oldest ones in town. Members concurred too many structures are being taken down without the opportunity to document them. Members discussed conversations with different folks that they had have and asked Christine to follow-up for the next meeting.

Gallivan House Historic Restriction: Christine received an email from Christine McIntyre asking that the Commission sign off on the restriction. Christine informed members that she asked C. McIntyre to have the trustees sign it first and then forward it to the BHC. The Commission will be the entity that will monitor the restriction in the future to make sure the operation and maintenance of the structure is being done with respects to the restriction. Christine received an email from Joe Reynolds, Chief of Staff late today asking the matter be held that the Mayor's office had questions and concerns. The matter was put over to next month.

Committee Vacancies: Christine noted she has been persistently asking the Mayor and Chief of Staff to appoint a replacement for the Braintree Historic Society position vacated by Paul Carr's passing as well as the additional membership. To date no response and asked the members to try and reach out to the Mayor to fill the vacancies.

Elm Street Cemetery Update: Derek Manning updated the members explaining progress with fence and some anticipated shop drawings – weather has stopped the vegetation clearing needed on the outside of the wall and hopefully it will happen soon – the masonry contractor is also waiting for better weather to start on the wall.

Universal Accessibility Project – Joe Reynold has now become the project manager for the application and at the last CPC meeting there was to be a site walk and we are waiting for direction from the Mayor's office.

Union School - the project is back before the Town Council for the additional \$650k funding and is due to be acted on April 24, 2018. The architectural services are contracted out to CBI and the original schedule 90 days may have fallen behind and Christine has some concerns with making the upcoming construction season.

Other items – Christine noted the Town is launching a new website on 4/17/18 and the Mayor's office has taken on making changes to the existing pages including – she will send to the members for review as to the accuracy and would like comments back on it if something needs to be changed.

Ron Frazier asked for a minor change to the minutes relative to the Braintree Historical Society and then Kate Nedelman **MOTION** to accept the minutes of 3/5/18 as revised, seconded by Santina Giannino – unanimously voted.

Chairwoman Mees thanked the attendees and noted all minutes are posted on the Town's website.

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

Meeting adjourned at 7:55PM

Respectfully submitted,

Christine Stickney, Director of Planning and Community Development