

Braintree Historical Commission  
Minutes  
**Monday, January 7, 2019**  
Johnson Chambers – Braintree Town Hall

**Present:** Elizabeth Mees (Chair) Santina Giannino  
Ronald F. Frazier Rayna Rubin

**Also Present:** Derek Manning, CPC Project Manager  
Christine Stickney, Director of Planning and Community Development

Meeting convened at 7:00 PM

New Business: *Daughraty Gym* – Derek Manning updated members on the bidding process for the Historical Assessment. He noted 8 bid proposals were received, 3 were very strong and after review by the selection committee it was narrowed to Bargman Hendrie + Archtype (BH+A). After recommending to the Mayor the ranking order, BH+A was notified and asked to submit a price proposal which they did coming in at 160,000.00 – Derek noted the price proposal lacked mortar sampling price so it may be revised to an additional price should not be substantial. Chairwoman Mees asked what was the percentage of the cost re-pointing and S. Giannino asked if all exterior work. Derek answered the percentage will come out in the assessment and plan design and the scope of work has portions inside, outside, ADA issues, Code issues and HVAC. He explained construction funding if CPA funds will only be able to cover historic preservation and ADA access/compliance. Nelson Chin has other sources of funding. Derek also noted annually the MPPF funds from the MA Historical Commission come out once a year and the grant application is open now. A member questioned if on the National Register and Derek responded no – wasn't sure if on the state register will look into. Derek commented that perhaps a local historic district should be considered around this area. Chairwoman Mees explained not long ago a historic inventory was done through the square over the highway on Elm Street up near St. Thomas Moore however it stopped just before the Hollis School. R. Rubin asked how many districts can you have and R. Frazier explained what Dedham had done when he worked there. There was discussion if the historic inventory is only residential and Chairwoman Mees noted that we had done commercial properties as well. Derek said he only knew of the 1970 ones and hadn't realized others had been done. Chairwoman Mees noted we need to get back to having more properties done before they are lost. Derek commented perhaps a study committee is needed to prioritize what areas within Braintree. Derek and Christine could begin with the Town buildings that are very old – Chairwoman Mees said that there should be some operating budget that could be used – the matter will be looked into by staff.

Old Business: *Gallivan House* – Derek has been working with Bob Harris who has been working with MA Historical Commission they want to finish to get the \$1900 release from CPC. *Demolition Delay Ordinance* – There has been no movement – Christine was asked to send an email to Council President, Sean Powers on the status.

Project Updates: Elm Street Cemetery, it is moving forward slowly – Derek asked members if they still wanted to pursue the topper fence and members agreed yes there should be enough funding to get it completed. Derek outlined how much funding is remaining and how much work is still needed in the cemetery. R. Frazier commented the monuments and (3) tombs still need work as does the interior plot fencing. Christine noted there isn't enough funding we would need another CPC application to fund that

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work. *Town Hall security and AC projects:* The AC project is done and the compressor and other mechanicals were placed outside the Town Hall adjacent to the handicap ramp – visible to the Central and Washington Street without any screening and without a Certificate of Appropriateness. The last Certificate of Appropriateness given was for the slate roof which has been completed. There seems to be a trend of work being accomplished without the Historic Commission review and approval. The next project is security which may mean switching out some of the doors. Members discussed how this should be handled for future projects. R. Frazier **MOTION** to send a letter to the Mayor, Chief of Staff and the Director of Municipal Facilities reminding them that the Town Hall and Old Thayer Library are in a local Historic District and projects should be discussed with the Commission, seconded by S. Giannino – unanimously voted.

R. Frazier **MOTION** to adjourn the meeting, seconded by R. Rubin – unanimously voted.

Meeting adjourned at 8:26 PM

Respectfully submitted,

Christine Stickney, Director  
Planning and Community Development