

Braintree Historical Commission
Minutes
Monday, September 9, 2019
Fletcher Hall – Braintree Town Hall

Present: Elizabeth Mees (Chair) Santina Giannino Robert S. Harris
 Ronald F. Frazier Rayna Rubin

Absent: Kate Nedelman-Herbst

Also Present: Linda Steiner, President Board of Directors All Souls Church
Mary Mitchell, All Souls Church
John Cobble, All Souls Church
Christine Stickney, Director of Planning and Community Development

7:03 PM Meeting convened

New Business: *Appointed of new member Robert S. Harris* – Mr. Harris attended his first meeting as a member of the Braintree Historical Commission. Chairwoman Mees introduced Mr. Harris and ask him to speak about his background and desire to be on the Commission. Mr. Harris said he has been a resident of the Town for about 6 years, he lives in the French House and he has a background in clinical psychology and has been employed as a senior administrator working with challenging nonprofits. He has been recently elected as the President of the Braintree Historical Society and looks forwards to serving on the Commission. He is the Braintree Historical Commission representative from the Braintree Historical Society, replacing Paul Carr.

All Souls Church: Three representatives from All Souls Church, Linda Steiner, Mary Mitchell and John Cobble attend the meeting to discuss an upcoming application they will be making to the Community Preservation Committee (CPC) for restoration work on the Church building and would like to ask Commission for a letter of support. They provided a handout to members that provided background as to the Church's acceptance in the National Registry, recent MPPF Grant Award to have a building assessment completed and an outline of the request that intend to ask for funding from the CPC . The funding request to CPC is for \$542,122 for exterior work to the building. All Souls representatives showed members the hard copy of the All Souls Master Plan prepared by Spencer, Sullivan and Vogt. Rayna Rubin asked for clarification if the \$542,122 was for only Phase I and Linda Steiner responded yes. Santina Giannino questioned if All Souls has done any fundraising to help pay for this work? Ms. Steiner and Ms. Mitchell explained the church's finances and that any fundraising has been for operational expenses. Ron Frazier asked about the relationship with the Magic years school and Ms. Steiner answered they occupy the lower level of the church and pay a nominal rent to cover costs. She went on to explain the building is also used for other community wide events and groups except for the areas used by the congregation for religious worship. Ron Frazier asked how much did All Souls already receive from CPC for the past work and John Cobble responded it was approx. \$87,000 in 2011-2012 for roof/gutters/snow guards' etc. restoration. Linda Steiner noted that the recent MPPF funding from the state for the Master Plan has required a preservation restriction as did the CPC funding in 2012 which has been recorded against the title of the property. Chairwoman Mees commented that the BHC is supportive of any restoration work for any National Register property however the CPC funding has a fine line of maintenance vs. preservation/restoration in which funds can be awarded. Members discussed what constitutes maintenance and what constitutes restoration and Chairwoman Mees noted the rule of thumb is 1-25 years is maintenance and 1-50 years is preservation/restoration. Ron Frazier

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noted the Commission comments on the historic nature of buildings and not the work to be performed with the CPA funding. Linda Steiner noted that they will be making an application once again to the MA Historical MPPF fund for a portion of the project cost but they have to show they have a local match hence their need to go the CPC now before applying. Members then discussed what the letter to the Community Preservation Committee should say. Rayna Rubin **MOTION** to send a letter to CPC that acknowledging All Souls application for restoration and preservation of their church building noting three items 1) it is a historic building 2) it is on the National Register and 3) it is a valuable cultural resource to the community, seconded by Ron Frazier – discussion – Chairwoman Mees suggested the following: *The Braintree Historical Commission recognizes that All Souls Church (address) is a valuable cultural resource for the Town of Braintree due to its status as a historic structure and listing in the National Register (number). During our meeting on September 9, 2019, the BHC unanimously voted to furnish a letter of support for the All Souls congregation to undertake preservation and restoration work at the church. However, the BHC does not take any position regarding the scope, identification or prioritization of work items, the estimated cost for each, or the proposed amount of funding to be requested from the Braintree Community Preservation Commission, Rayna Rubin and Ron Frazier acknowledge incorporation of the **amended language of the Motion** and all members unanimously voted on the motion (5:0). All Souls representatives thank the Commission and left the meeting.*

Local Historic District Amendment: As requested from the last meeting Christine shared with members what happened in the past (2010-2011) with the BHC efforts to amend the general bylaws and map for the Local Historic District to include the Gallivan House and the Mary Bean Park. The request never made it out of Town Council. Christine noted the entire process needs to be done over with a new application to the Town Council, public hearing by the Planning Board and then hopefully action by the Council. Christine provided her opinion that given the current state of affairs with the election and the incoming new candidates in January, the Council normally reorganizes all the subcommittees in January it would be best to submit late 2019 so it will come before the new Council – BHC members agreed.

Old Business: *Gallivan House Restriction* – Previously voted to endorse at the June 4, 2019 meeting, BHC members endorsed multiple copies of the restriction (R. Harris did not sign). *Elm Street Cemetery – topper fence* – Christine reported the contract has been awarded and work should commence soon – Members were pleased with the cemetery and how nice it has become.

Administrative: *Demolition Application*, Christine noted that due to the Messina/Armstrong Cork demolition the application was put together quickly and she suggested members review and see if it covers everything that maybe need. Chairwoman Mees and R. Frazier gave a quick report to the other members of their site visit before demolition and since the last meeting. They walked the entire site in and out of buildings and made some suggestions but in the end the structure was so deteriorated it had to come down. *Minutes* – Ron Frazier suggested revisions to the minutes and then Rayna Rubin **MOTION** to accept the minutes of 1/7/19, 2/11/19, 5/13/19, 6/4/19 and 6/26/19 as revised, seconded by Santina Giovanni – unanimously accepted.

Santina Giovanni **MOTION** to adjourn the meeting, seconded by Robert Harris – unanimously voted.

Meeting adjourned at 8:20PM

Respectfully Submitted,

Christine Stickney, Director of Planning/Community Development