

Braintree Historical Commission
Minutes
July 30, 2012
Town Hall – Johnson Chambers

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

Absent: Paul Carr

Also Present: Christine Stickney, Director of Planning and Community Development

Meeting convened at 7:00 PM

Old Thayer Library:

Christine reported the contractor has reach substantial completion and is asking for the punch list from BH +A as to the final items – they feel they will be out of there in a week. Christine also reviewed the two change orders that were necessary for the project. The first change order was for the south chimney that had to be re-built at a cost of \$19,589.00 – this work has been completed. The second change order was to repair a bulging brick wall behind the front pediment in the attic at a cost of \$7,661.50 and that work has been completed as well. In addition she reported the contractor has been paid for a majority of the work however there are funds retained until 100% complete. Christine and Jack Glassman will be working on the final reporting due to Mass Historical for the grant payment of \$45k to the Town.

Elizabeth Mees discussed Phase II (doors and windows) and what is the next step – many of the windows appear to be the original and should remain but repaired and painted. Christine reported that Town Council appropriated \$116k for this work however the Town was unsuccessful in getting a second grant for this work. Christine noted that she had asked BH +A for an estimate to put together plans and specs for bidding and construction administration they estimated it would cost \$19,950.00. Additional funding is needed to cover this cost if Phase II is going forward. Members suggested that Christine discuss this with the Mayor to find a funding source.

Elizabeth suggested that perhaps we put it out to bid as only three sides of the building given the limited funding and see what the cost would be and if windows require repairs – perhaps they can be accomplished with parts from the windows in the rear of the building. Members concurred to move forward with Phase II as soon as possible.

Elm Street Cemetery:

Ron Frazier brought to the meeting a copy of the article in the July 12th Braintree Forum about the cemetery and listing the headstones. Members had asked Ron to do this at their June 4th meeting. Members discussed moving forward with the CPA article for the beginning of September. Christine noted staff has been very busy as of late and help is needed – Ron agreed to work on the application and be listed as the proponent of the application.

On-line Historical Survey:

Christine reported on the survey to date that has been posted on the Town's web page. She provided members with a report of the responses to date for them to look at – she also suggested that it should

Page 2
BHC Minutes 7/30/12

stay up for another month to see if more people will respond. Christine will report back at the September 10th meeting.

Gallivan House:

Christine provided members with the upcoming Council dates for the Gallivan House. Kate Nedelman Herbst asked if there has been any movement with the demolition delay bylaw – Christine reported none to date. Elizabeth Mees asked about the Local Historic District and that is still being worked on = changes to the original bylaw were determined that staff was unaware of – she needs to work with Town Clerk and Town Solicitor on this matter.

Administrative Matters:

Elizabeth asked that the Historical Significance policy be placed on the September agenda

Ron Frazier **MOTION** to accept the minutes of 6/4/12, seconded Al Varraso – unanimously voted.

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

Meeting adjourned at 7:35PM

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development