

Braintree Historical Commission
Minutes
April 1, 2013
Town Hall – Johnson Chambers

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

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

Meeting convened at 7:05 PM

New Business: Historic Inventory Proposals submissions

Christine explained a scope of services that was solicited on the historic list serve – she provided complete copies of all the responses (6 in total). She also provided the commission with a brief submission spreadsheet addressing date of submission, architectural historian, other professionals, firm or team, total project cost, unit price, Form B samples, other samples and references for a quick view. Members perused the materials and agreed to take them home and review in depth – prepared to return for a vote at the next meeting. Christine did note that at the last meeting she thought there were only two responses but she had confused the submission dates with another project out for advertising so four more had come in since the last meeting.

Ron Frazier suggested Christine check to see if the proposers were listed on the MHC consultant list that is available on line. Check out some of the references and look at Form B more closely. Members agreed to put it over to the May meeting.

Local Historic District Discussion:

Christine explained this has been carried over on a few agendas. Elizabeth Mees commented that she thinks we need to do the inventory first to see what it reveals and then discuss a potential new district. Ron Frazier commented that the BHC can do all kinds of districts citing an example of the Elm Street area. Paul Carr feels members need to go to that area and look around to see what there is as to structures etc. Elizabeth asked if Christine could send the PDF of the map of the elm street area that the scope of services was sent out to look at to all the members before the next meeting. Members agreed to get the historic inventory going and push this discussion to the September meeting in the fall.

Old Thayer Library – Update Phase II

Christine reported that staff from Bargmann and Hendrie was out at the building detailing the windows and doors for further analysis. Nothing has come forward as to design other than what had previously been discussed with Jack Glassman last month.

Elm Street Cemetery

Christine reported that since the letter sent to the Mayor – Tom Whalen has gotten in touch with her to see what can be done. Christine reached out to BELD on the issue and a meeting is scheduled for this Wednesday coming up.

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Gallivan House Update

Elizabeth Mees noted the roof is in jeopardy and asked what the hold is up with the funding from CPA. Christine explained a CPA agreement and Historic Preservation restriction has to be completed or underway before funds can be distributed. She expressed her frustration with the issue of trustees and trusts and who actually owned the Gallivan House. The paper trail in the Registry of Deeds shows one thing and the Braintree Historical Society is saying another. Christine explained the paper trail in the Registry that showed a sale of the property from the BHS to the Thayer birthplace nominee trust with trustees, Paul Carr and Dan Candara. Paul Carr was adamant he is not a trustee and couldn't be one because of his role as the President of the BHS during the purchase. He asked if Blaine Banker had contacted her and she responded not to date. Kate Nedelman Herbst asked who is the lawyer for the BHS as to legal matters and Paul responded no one. Kate pursued who would have drawn this Trust up at that time – discussion resulted in perhaps Lane Lane & Kelly - it was agreed this should be discussed with them. Christine noted that the new trustees added recently to the nominee trust should sign the agreement – however the members discussed who was who and what they may not be able to sign. Elizabeth asked Christine to send all the documents she had to all the members as soon as possible.

Minutes:

Al Varraso **MOTION** to accept the minutes of 3/4/13, seconded by Ron Frazier – unanimously voted.

Ron Frazier requested changes to the 11/13/12 minutes – on page 3 re: South Shore Chrysler – it should reference all SSC buildings and the house to be inventoried and Elizabeth Mees said that the information Matt Mees had provided about the Local historic district was wrong – strike the whole paragraph. Al Varraso **MOTION** to accept the minutes of 11/13/12 as amended, seconded by Ron Frazier – unanimously voted.

Christine reminded members of the CPC annual meeting of community needs coming up on 4/8/13.

Al Varraso **MOTION** to adjourn the meeting, seconded by Ron Frazier – unanimously voted.

Meeting adjourned at 8pm

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development