

Braintree Historical Commission
Minutes
Monday, September 8, 2014
Johnson Chambers – Braintree Town Hall

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

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

Meeting convened at 7:05 PM

New Business:

Elm Street Cemetery – Christine updated members that there is a pending application before Community Preservation Committee tonight at their meeting – Since last month’s CPC meeting, staff had solicited an IFB (Invitation for Bid) for the work and two firms responded - Colonial Stone at \$132,855 and Gravestone Services of New England at \$136,780. Christine said the application seeks \$150,000 but that may change with the meeting tonight.

John Adams Park – Christine informed members Craig Barnes wrote and said that project would be starting this fall – hopefully with the Cemetery work starting and that project there will be some type of public event for recognition.

7:15PM Public Hearing – Certificate of Appropriateness - new roof on Town Hall – 1 JFK Memorial Dr.
Kate Nedelman Herbst **MOTION** to open the public hearing, seconded by Paul Carr – unanimously voted. The Chair read the legal noticed published in the Braintree forum on August 21, 2014 and noted the abutters were notified of the public hearing. There was no one present at the meeting. Christine explained the project. Presently there is an exterior building assessment for historical restoration and universal accessibility being performed by Bargmann Hendrie Archetype (BH+A). The assessment will provide a business plan on what needs to be done, what are priorities and a projected time schedule. During the review of the building and inspection town representatives alone with BH+A representatives looked at a variety of issues – one major concern was the roof over the auditorium and the extreme leaks occurring. Tom Whalen asked them to focus on this matter both he and the building inspector are concerned the roof cannot make another winter season. In light of this and discussions with the Mayor it was decided to address the roof as soon as possible. BH+A is in the process of preparing an IFB to advertise for the roof work to occur this fall into early winter. The proposal is for a slate roof given the overall beneficial longevity of this type of roof and the cost estimate provided the architects. Elizabeth Mees added that the federal government is doing this with a lot of historic buildings because of the overall cost benefit. Paul Carr questioned what color the slate would be and Christine noted the specifications will try to match the original slate as best they can and the proposal is to re-use some of the existing slate. Paul Carr asked if the BHC could see the slate color before installation – Christine will let the architect know so he can show what spec is out to show the commission. Ron Frazier wanted to make sure what happened at the fire station would not be occurring on Town Hall. Paul Carr **MOTION** to approve a Certificate of Appropriateness for the Town Hall Roof project conditional on a sample of

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the slate color being provided to the Braintree Historical Commission prior to installation, seconded by Al Varraso – unanimously voted. Elizabeth noted with her experience that you definitely want a certified person doing the slate work because putting slate back where asphalt has can be problematic. Kate Nedelman Herbst **MOTION** to close the public hearing, seconded by Paul Carr – unanimously voted. Ron Frazier left this meeting to join the CPC meeting downstairs at 7:30PM.

Old Business:

Old Thayer Library Windows: Paul Carr noted that he had concerns that the work being done now will not correct the brick arch above the rear windows and he feels it should be addressed for a better look. Elizabeth explained that Phase III proposes some type of addition that would house the universal accessibility and staircase for the rear to become the primary entrance. She felt the issue could be looked at perhaps when Phase III is being designed but is unsure what could really be done. Paul Carr said that when the Mezzanine is removed two of the four windows will half-moons and the others won't and it will look unbalanced from the inside and the outside. Elizabeth noted the window sashes are squared and discussion continued around the existing and proposed – Paul asked that at the time when a design is forthcoming for the addition that this be discussed again. Members asked again what is the Mayor's intention and Christine responded that although he said it was for the Planning and Community Development Office that has now been removed from consideration and that it continues to be discussed as public meeting space. Christine expressed her opinion that the building deserves to be used by everyone and enjoyed as to its history rather than one office. Paul asked about the stages of the plans, Elizabeth responded 30-60-90 and pre-final is the normal process before anything is even built. Paul reiterated his request that more discussion be before those design phases are done. Elizabeth said there is so much design work to be done as to the heat, HVAC, plumbing and electric that requires a lot of detail.

Christine noted that BH+A was the firm chosen by the Mayor and that we will be working with them on Phase III design.

Kate Nedelman Herbst MOTION to adjourn, seconded by Al Varraso – unanimously voted.

Meeting adjourned at 8 PM

Respectfully submitted,

Christine Stickney, Director
Planning and Community Development