

WEYMOUTH HISTORICAL COMMISSION

January 18, 2012 Meeting

Francis Kelly Room/Weymouth Town Hall

PRESENT: Chairman Ed Walker, Mary Dorey, Jody Purdy-Quinlan, Don Mathewson, Rodney Lundin and Cathy Torrey arrived at 7:35 PM

ABSENT: Ted Clarke

ALSO PRESENT: Jody Lehrer/Community Development Coordinator, Office of Planning and Community Development
Michael Glynne, Chief Estimator and Project Manager/G. Spirito Inc.
Nicole Norton, Asst. Project Manager/G. Spirito Inc.

Call to Order 7 p.m.

Chairman Walker opened the January 18th, 2012 meeting at 6:30 PM.

PUBLIC HEARING: Application for Demolition Permit re. 1090 Washington Street

Ms. Purdy-Quinlan moved to open the public hearing for an Application for a Demolition Permit for 1090 Washington Street.

Ms. Dorey seconded

UNANIMOUSLY VOTED

Mr. Michael Glynne and Ms. Nicole Norton of G. Spirito Inc. came before the Board to address their Application for a Demolition Permit for property located at 1090 Washington Street.

Mr. Glynne, who was the Chief Estimator and Project Manager, explained that their intent was to demolish the house and barn on the property and to construct an office and storage building in its place.

In describing the present property Mr. Glynne described the present house as not having the architectural detail that you would expect of a house over 100 years old.

Ms. Purdy-Quinlan asked Mr. Glynne about the placement of the new facility and the location of the parking lot.

Mr. Glynne responded that the location of both were in accordance with the Planning Board's request - With regard to the location of parking (primarily in front with some in the rear), they needed to take into consideration the easiest access for the handicapped and visitors.

Ms. Purdy-Quinlan felt it would be better to see the building closer to the front of the lot as opposed to seeing so much asphalt.

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When asked about blasting, Mr. Glynne said if any blasting were needed it would be minimal, as they would only be removing a small amount of ledge.

Chairman Walker questioned the size being 26,000 sq. ft. and Mr. Glynne confirmed this was correct.

Ms. Purdy-Quinlan commented that it was unfortunate that they did not have the ability to preserve the house and move it. She explained that it is the Commission's charge to look at the structure's historical significance and then to consider any other options they might have as opposed to demolishing it.

Mr. Glynne said that they had looked into moving it, because they were sensitive to its architectural heritage. He was also cared about its historical significance because he and his family lived and worked in Weymouth. But, he said, unfortunately the costs were pretty significant to move it and in addition house lots are so expensive. In reference to the barn, he said it looked pretty good, but the construction was flimsy.

Chairman Walker asked about the timeline.

Mr. Glynne responded that the in 5-6 days the site plans will be available for submission, adding that he expected the actual work would take a couple of months. He wanted members to know that they have done everything that Planning has asked them to do.

Chairman Walker commented that he liked that he chose to utilize the back building.

Mr. Glynne described the new construction as a pre-engineered metal building that will have a red cupola. He then presented the plans/photos for the members review and offered to leave them with the Commission for their files and records.

Ms. Purdy-Quinlan asked about the zoning and Mr. Glynne said it was 'highway transition'.

Ms. Dorey suggested that they might think of displaying some kind of sign that would portray what the original site used to look like.

Mr. Glynne replied that he would be happy to memorialize it.

Chairman Walker was happy to accept the photos/presentation boards for their files as previously offered to them by Mr. Glynne.

Mr. Glynne said that he would work on getting pictures of the interior to them also, including the barn.

Ms. Norton asked if they would like the digital version as well as the printed version and Ms. Lehrer replied 'yes'.

Ms. Purdy-Quinlan stated that she liked the gingerbread millwork on the house and said if there was anyway to preserve it maybe it could be used by someone else with a house from that era.

Mr. Glynne asked if the Commission had anyplace to store the materials and was told that they did.

Before pursuing storage for the materials, Mr. Glynne wanted the members to know that the qualities of the material(s) were not that great.

Ms. Dorey moved to close the public hearing re. Application for Demolition Permit for 1090 Washington Street.

Ms. Purdy-Quinlan seconded.

UNANIMOUSLY VOTED

Ms. Dorey moved that the Weymouth Historical Commission has determined that the demolition of the house would not be detrimental to the historical or architectural heritage or resources of the Town of Weymouth and approves the demolition of the property at 1090 Washington Street.

Mr. Lundin seconded.

UNANIMOUSLY VOTED

Ms. Purdy-Quinlan stated that unfortunately this action has set a precedent and someone from Lovell's could chose to come in and make a similar request.

Ms. Lehrer wanted members to know that Jim Clarke liked Mr. Glynne's proposed design.

Ms. Purdy-Quinlan commented that she wished, for aesthetic reasons, there was some way to move the parking to the back.

It was noted that the parking was planned to go in the front for architectural and safety reasons as well as for the convenience of those that are handicapped as well as the visitors. He added that they did reduce it is size somewhat, having employees park in the rear.

Ms. Purdy-Quinlan asked if there would be plantings in the front and Mr. Glynne replied 'yes'.

Ms. Purdy-Quinlan asked if there was a connection to Burrito's in Hingham and Mr. Glynne replied, "we are Burrito's of Hingham".

Mr. Glynne told the members he would get the items previously discussed to them by the middle of next week.

Ms. Norton informed the Commission that their next stop would be the Building Department.

The applicant was told that a letter would go to the Building Dept. from the Historical Commission informing them that their proposed project is not detrimental.

Mr. Glynne invited the Weymouth Historical Commission to visit the site anytime. He said that he planned to use some of the stone from the site in the new construction - and probably remove the outcropping.

Chairman Walker added that at one time there was an Indian cave down behind the property.

(Mr. Michael Glynne and Ms. Nicole Norton left the meeting).

The Hearing Concluded.

Chairman Walker opened the January 18th, 2012 meeting of the Weymouth Historical Commission at 7:05 PM.

Approval of December 1st, 2011 Minutes

Ms. Dorey moved to approve the minutes of the December 1st, 2011 meeting.

Ms. Purdy-Quinlan seconded.

UNANIMOUSLY VOTED

Reports - Town Liaison

Widening of Route 18 Update

Ms. Lehrer reported that a letter was received from Tetrattech, the contractor for the Massachusetts Department of Transportation (DOT), in regard to the widening of Route 18 and the replacement of the MBTA bridge on Rt. 18/Main Street on the Weymouth/Abington line (where the railroad tracks cross). She said they are requesting comments from the Commission. Upon receiving the letter she checked into the plaque(s) on the bridge, which the Commission would want to be removed and safely stored. She sent a letter to Jeff Shrimpton regarding this request with a copy to the Project Manager - stressing that was the Commission's primary concern.

Ms. Purdy-Quinlan asked if they could obtain confirmation on their receiving the letter and agreeing to handle the request - also to let them know where the plaque will be stored.

Ms. Lehrer said she would also let DOT to know that they would like them to reinstall the plaque once the bridgework is done.

Chairman Walker reminded the members that they had this conversation in the past about the proposed work.

Ms. Lehrer wanted to clarify that the Commission has the right to review the DOT's plans, but not to approve them.

Chairman Walker described the present railing as going along one side of the bridge - emphasizing that he would like the new rail to replicate it with a similar design.

Ms. Lehrer told members that she would request (from the Commission) that they submit drawings showing the new proposed bridge to the Commission that will include the plaque's location.

Mr. Mathewson noted that in the past plaques used to be stored at the DPW.

Chairman Walker pointed out that this is a state project.

It was noted that the plaque from Middle/Washington Streets is stored at the Weymouth DPW.

Ms. Purdy-Quinlan said she would like to refer back to the meeting minutes they had some time ago to confirm this info - when they discussed what would be done with the (missing) Fore River Bridge plaques.

Chairman Walker interjected that he thought they were stored downstairs in the Town Clerk's office (downstairs).

Fore River Bridge Update

Ms. Lehrer referred to a September 30, 2011 letter that went to Brona Simon/Massachusetts Preservation Officer/Ma. Historical Commission (and Michael O'Dowd Project Manager) from the Commission.

It was agreed that discussion re. this letter that calls for an update on the Fore River Bridge will be placed on the February agenda. She wanted to add that Jim Clarke noted that there were some inaccuracies in the letter that he would like to address (a copy of these letters were given to the members by Ms. Lehrer).

King Phillips War Memorial

Next item addressed by Ms. Lehrer was a letter dated January 13, 2012 from Mayor Kay to Walter Heller, PE/Acting District 6 DHD (Mass. DOT) regarding the proposed landscaping and brick walkway fronting and surrounding the brick wall and plaque commemorating the King Phillip War Memorial (located at Middle/Washington Streets). In the letter Mayor Kay requested an alternative design - suggesting a semicircular brick landing area along with a brick retaining wall between the landing area and the perennial beds in front of the monument as well as a small bench to be installed on the brick landing area. (a copy of this letter/pics were given to the members by Ms. Lehrer)

At this point there is no action required by the Commission as they are waiting for a response from the state.

Ms. Purdy-Quinlan noted that Richard Pattison (past member) wanted to make sure this work was done correctly as it had been ignored in the past - fortunately the Mayor has followed up with this letter.

Chairman Walker pointed out that the work might have to be done in accordance with the Mayor's request, because presently it doesn't meet code.

Fogg Library Update/Interior Renovations Reuse Plan & Schedule

Ms. Lehrer referred to a memorandum from Mayor Kay to Town Council dated December 9, 2011 in reference to the Fogg Library - the memo expressed the Mayor's intent to seek funding in the amount of \$250,000 from the CPC (Community Preservation Committee) for the Library.

The money would go toward the estimated total cost of \$850,000 for the interior repairs and renovations to the Fogg Library. They would also be seeking \$400,000 in Southfield mitigation funds and \$200,000 in state grants to fund this work, including the \$250,000, for the total of \$850,000. (no action is required on this from the Commission)

Wessagusset Site

Ms. Lehrer passed out handmade 'thank you' cards to the members, which were created by Berj Kallian (97 yrs. old). She sent these cards out as an expression of her gratitude to those caretakers of Sea Street Wessagusset Site acknowledging the great care they took in removing the fallen tree.

Legion Field Wall Update

Ms. Lehrer reported that \$200,000 is being requested from the CPC to complete Phase III, the concrete portion of the wall.

Emery Estate Update

There will be a meeting on the Emery Estate Thursday - 1/19/2012 at 7 PM at the McCulloch School.

Conflict of Interest Summaries

Ms. Lehrer distributed to each member a Conflict of Interest Summary that required their signature for the files in accordance with the requirements of the Human Resource office.

Ms. Purdy-Quinlan referred back to the Wessagusset Wetland and Woodlands site, addressing the willow trees were cut down. She said they possible might be making a bench from the willow trees for the area. Further plans are to remove the bark, which is reusable, adding they might get someone (from the Wampanoag group) to build something small with the bark (Wetu). She said that in the past the bark had been used for the sides of homes, now it's good for animals.

Historic house plaque applications

Ms. Lehrer began her presentation by distributing a matrix listing the historic house plaques approved to date and asked members if they would like her to continue with this master list tracking the plaques - to which members replied 'yes'.

Ms. Lehrer informed members that they now have a total of twelve applications, including two that just came in. At this point she would like to schedule two historic plaque presentations for their February meeting for: Josiah Reed, 46 Union Street (approved on 4/12/11)

Ed Fetter, 51 Charles Street (approved 9/13/2011).

The Mayor will be informed.

When asked if she kept the copies of the applications themselves, Ms. Lehrer replied that she did.

(Ms. Torrey arrived at 7:35 PM)

New Business**Change in Meeting Night**

Ms. Lehrer informed the Commission that she would not be able to attend the meetings on Tuesday evenings for the next few months as she is going to college in the evening striving to obtain her Masters Degree. She asked members if they would consider changing the meeting night until her course is completed in May.

Members discussed their options and agreed to meet the second Monday of the month until June (February 13th, March 12th, April 9th and May 14th).

Ms. Purdy-Quinlan moved to approve changing the Weymouth Historical Commission's monthly meeting night from the 2nd Tuesday of the month to the 2nd Monday of the month up to June.

Ms. Torrey seconded.

UNANIMOUSLY VOTED

Approval of Historic Plaque

Ms. Purdy-Quinlan moved to approve the historic plaque application for _____ as it met all the requirements to qualify.

Ms. Torrey seconded.

UNANIMOUSLY VOTED

Old Business

Abigail Adams House Update

Ms. Torrey informed members that the windows in the Abigail Adams house have been removed and boarded up. Plans for their refurbishment and replacement are in process. She said the details could be discussed further when they come before them for a plaque. Presently they are having a good size sign made explaining the project by Essex Restoration that will be erected at the site. Additionally refurbishment plans call for new beams in the basement. Further, large pieces of siding have been cut out to test for wood rot. Also the HVAC are being checked. This and electrical work are being performed at no charge to the Abigail Adams Society - by volunteer union electricians. She added that most of the household pieces have been moved into the shed for storage. She noted that the only reason they were having it painted was because of the graffiti, clarifying it cost less to repaint than to repair.

Announcements

Ms. Purdy-Quinlan announced that January 12th was the 390th anniversary of Wessagusset Settlement. She thought this anniversary might be acknowledged on Weymouth Day (last Saturday in September) and at that time they might want to consider holding a 're-enactment'.

At this point Mr. Lundin reminded members that they had discussed holding a re-enactment at a previous meeting and since that time he has done some research and has spoken to three different groups: 22 Mass. Vol. Infantry; 12 Mass. Vol. Infantry; 35 Virginia Calvary. He gave a handout to the members denoting a listing of his findings, which included:

- (1) the need to create a committee
- (2) to set a date
- (3) find a location
- (4) the availability of bathroom facilities
- (5) firing permit and camp fire permits
- (6) parking facilities
- (7) availability of fire wood and water and lastly
- (8) advertising.

Mr. Lundin went on to say that presently they are swamped with requests because this year is the anniversary of many events, etc. He said that he himself leans to recommending a 'full re-enactment' and he recapped their needs, which also included a cannon.

Ms. Torrey informed Mr. Lundin that the Abigail Adams Society had looked into doing this and based on this pursuit they have obtained a 2012 permit for Webb Park, adding that Phil Smith (past member) had helped with this and DCR approved their permit. She said, at this point it is on 'hold' because their efforts are now concentrated on the restoration.

Ms. Dorey pointed out to Mr. Lundin that Webb Park would probably fit his needs re. a location and other listed requirements. She described it as being about one-half mile long with bathrooms, running water, etc.

It was noted that the permit was for May 25th in conjunction with a Grape Island event, but could be used for another date.

Mr. Lundin said he wouldn't know the available dates until the end of the month.

It was agreed that they would discuss this topic further at February's meeting.

Ms. Purdy-Quinlan said she would like to involve the Abigail Adams Society and the Chairman agreed, adding he would also like to get the Mayor involved.

Mr. Mathewson suggested including the boat from Plymouth.

Plaque at Fore River Bridge Gate House

Chairman Walker asked members what they should do re. the plaque (12" x 12) from the Gate House at the Fore River Bridge.

Ms. Dorey replied that based on their past experience, she suggested they remove and store it themselves. She added in speaking Jim Clarke he has suggested they go take a look at it.

The Chairman wanted Jim Clarke's advise on the best way to handle the situation.

Ms. Purdy-Quinlan moved the Commission investigate the removal and storage of the Fore River Gate House plaque.

Ms. Lehrer felt a motion would not be necessary; she would speak to Mr. Clarke and report his response back to the Board.

Next Meeting

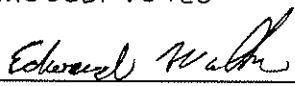
The next meeting will take place on Monday February 13, 2012.

Adjournment

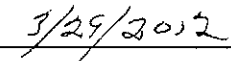
Ms. Purdy-Quinlan moved to adjourn the meeting at 8:00 PM.

Mr. Mathewson seconded.

UNANIMOUSLY VOTED



Ed Walker, Chairman, WHC



Date

Respectfully submitted,

Susan DeChristoforo
Recording Secretary