

WEYMOUTH HISTORICAL COMMISSION
December 1st, 2011 Meeting
Francis Kelly Room/Weymouth Town Hall

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OFFICE OF THE TOWN CLERK
WEYMOUTH, MASS

PRESENT: Chairman Ed Walker, Ted Clarke, Mary Dorey, Cathy Torrey, Jody Purdy-Quinlan, Don Mathewson and Rodney Lundin.

ALSO PRESENT: Jody Lehrer/Community Development Coordinator, Office of Planning and Community Development
Kenneth McAuliffe, Developer 100 Oak Street
John McCaffrey, Developer 100 Oak Street

Call to Order 7 p.m.

Chairman Walker opened the December 1st, 2011 meeting at 7:00 PM.

PUBLIC HEARING: Application for Demolition Permit re. 100 Oak Street

Mr. Clarke moved to open the public hearing for an Application for a Demolition Permit for 100 Oak Street.

Ms. Dorey seconded

UNANIMOUSLY VOTED

Mr. Kenneth McAuliffe and John McCaffrey, developers, came before the Commission.

Mr. McAuliffe informed members that the property located at 100 Oak Street is in disrepair and the goal was to take demolish it and to construct a new house.

At this point photographs of the existing house were distributed to the members.

Ms. Dorey asked if it was known when the house was built and the response was '1768'.

Mr. McCaffrey wanted to point out that the present house had been altered over the years, commenting there were no old chimneys as would expect to find on a house that is over 200 years old - as well as no fireplaces.

Mr. McAuliffe added that there were a lot of additions to the house over time. He said they would prefer to keep the existing house if it was possible, but there was nothing they could do with this one.

Mr. Clarke asked about the look of the neighborhood.

Chairman Walker responded that the homes were mostly constructed in the 1950's.

Mr. McAuliffe quickly added that there were also some newer homes in the area.

Mr. Lundin asked about the interior of the house and was told that it was mostly carpeted and that the stairway did not appear to be the original. When asked about the framing in the basement, Mr. McAuliffe replied that it looked 'ok'.

Chairman Walker commented that it was a nice lot and Mr. McAuliffe agreed, adding it was a corner lot in a nice neighborhood.

Mr. Clarke asked if the plan was to tear it completely down and to rebuild it and Mr. McCaffrey acknowledged that it was, adding their intention was to keep with the style of the neighborhood.

Mr. Lundin asked if there was a well on the property and Mr. McAuliffe responded that he didn't think so.

(Jody Purdy-Quinlan arrived).

Mr. Lundin asked if the chimney went from the floor to the basement and Mr. McAuliffe replied "I believe so" - adding, "it's small".

Mr. McCaffrey commented that he believed it had a concrete foundation.

Ms. Purdy-Quinlan interjected that according to the printout it was constructed of brick and stone. She then asked Mr. McAuliffe and Mr. McCaffrey if any interested members could go look at it. She also wanted to know if the house consisted of anything of value; such as, beams or a fireplace mantel.

First Mr. McAuliffe welcomed any interested members to come and view the property - and secondly he replied that they could take anything that interested them from the house as long as the removal of the item(s) didn't damage anything.

Ms. Purdy-Quinlan referred to the Sherrick Farm house, commenting that when it was taken down - it was done piece by piece (saving anything of value) and then it was rebuilt.

Mr. McAuliffe told members that there was nothing in the house that they would consider 'Bostonian' - nor has he been told that anyone famous ever lived there.

Mr. McCaffrey told members the house was empty now in case they wanted to view it right away.

Ms. Purdy-Quinlan said she would like to take some pictures of the basement, adding as members of the Weymouth Historical Commission maybe they could do some research on the property. She said it was obvious the '1768' house was no longer the house that was there. She said her intention is to demonstrate, as members of the Commission, that they did their homework - adding they could do it ASAP.

Mr. McAuliffe explained that they would be changing the footprint with the new construction of the new house.

Ms. Purdy-Quinlan commented that her concern was with what remains there might be underground from the original house; i. e., trash, pottery, glass, etc. - adding that in the old days they used to dig holes to bury their trash.

Ms. Dorey said that sometimes they buried their dead in their backyards.

Ms. Purdy-Quinlan told the developers that they would be out to see the property on December 15th.

Ms. Dorey moved to close the public hearing re. Application for Demolition Permit for 100 Oak Street.

Mr. Clarke seconded.

UNANIMOUSLY VOTED

Ms. Purdy-Quinlan 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 100 Oak Street.

Mr. Clarke seconded.

UNANIMOUSLY VOTED

(Mr. McAuliffe and Mr. McCaffrey left).

WHC December 2011 Meeting

Chairman Walker opened the December 1st meeting of the Weymouth Historical Commission at 7:15 PM.

Approval of November 15th, 2011 Minutes

Mr. Clarke moved to approve the minutes of the November 15, 2011 meeting.

Ms. Purdy-Quinlan seconded.

UNANIMOUSLY VOTED

REPORTS - Town Liaison

Abigail Adams House Update

Ms. Lehrer reported that the builder has been selected and the project is progressing. It will include the books and artifacts first, as well as, removal of the windows. The proposed work will also include installation of a ventilation system, repair of the wood floor, installation of climate control as well as upgrading the alarm system.

Ms. Torrey commented that the house is now part of the Museum World, no longer viewed as a small historical home. She said that the Abigail Adams Board is now a professional board that includes a professor, a history teacher (Chris Hannon) and an attorney (Elizabeth Foster Nolan). She said that Museum World recommends that have an endowment of \$1,000,000 and they will strive toward that goal. Plans are to be closed this summer, primarily because the process has taken longer than expected. At this point they are still working on the Handicap Variance.

Re. being Handicapped Accessible - Ms. Purdy-Quinlan reported they have used cameras in some instances in order to allow the handicapped to view the entire dwelling, upstairs and down when the structure might not be totally accessible.

Ms. Torrey went on to say that plans are to do as much work as possible this winter, but she commented, without the heat it would be difficult.

Legion Field Fence Update

Ms. Lehrer reported that this project is ongoing.

Emery Estate Update

Ms. Lehrer told members that the Advisory Committee is scheduled to meet on December 10th for the purpose of evaluating its uses as well as their marketing plan.

Chairman Walker asked if the Committee had been selected yet.

Ms. Torrey replied that it had, adding she has just been appointed to the Emery Estate Advisory Committee by Mayor Kay.

Ms. Purdy-Quinlan interjected that she felt the appointments to the Advisory Committee should come before this Commission first.

Ms. Torrey explained to the members that she received a call from Mayor Kay yesterday when the Mayor asked her to serve on the Advisory Committee and she accepted.

Ms. Purdy-Quinlan again reiterated that this Commission is supposed to be part of the appointment/approval process.

Ms. Lehrer asked where this was stated. She also asked if it was part of the regulation re. the Historical Commission, commenting that she didn't know if this matter was specifically addressed.

At this point it was noted that both Jody Purdy-Quinlan and Cathy Torrey sent letters of interest re. serving on the Emery Estate Advisory Committee to the Mayor and that the Mayor selected Ms. Torrey to serve.

Chairman Walker commented that he thought another meeting had been scheduled for the library in the square.

Ms. Purdy-Quinlan asked Ms. Lehrer to look into the wording of the Historical Commission regulation re. appointments/representatives on other committees, etc.

Ms. Lehrer said she didn't know if the establishment of the Historical Commission requires they have a representative/member serve as a member on the Advisory Board.

Ms. Dorey agreed that the Commission should have a representative serving on it because of it being a historical building.

Ms. Purdy-Quinlan moved that in the future anything involving a historical resource in the Town of Weymouth must come through the Historical Commission and if so a member of this Commission has to serve on that Committee/Board and that the person should be voted in by this Commission.

Mr. Clarke seconded.

Discussion:

Ms. Dorey stated 'maybe if the committee for the Fogg Library or the Emery Estate - or whomever established the committee(s) let our Chairman know about it, then our Chairman could then contact the organizer and let them know that we would like a representative from the Historical Commission to serve on it, that could work.'

Mr. Clarke acknowledged that Mayor Kay could make the appointment, but he would like the Mayor to at least consult us.

Ms. Purdy-Quinlan emphasized 'it should be our choice'.

Mr. Clarke said he would be okay with the role of making a recommendation to the Mayor.

Ms. Purdy-Quinlan stated that this was how we did it in the past citing Greenbush and Edgar Station.

Ms. Lehrer referred to the rules of the CPC, adding she wanted to make sure we have a representative serving on these types of committees. She added 'we need to keep their feet to the fire and not be bypassed'.

Mr. Lundin wanted to point out that Mayor Kay actually did appoint Cathy Torrey to the Emery Estate Advisory Committee - commenting, so as long as we have a representative serving on it - it should be fine, asking "that's the point isn't it?"

Members agreed.

Ms. Purdy-Quinlan commented that she was trying to protect the future and to make sure the Commission is not ignored.

Ms. Purdy-Quinlan withdrew her motion, which was on the floor.

Mr. Mathewson suggested writing a letter to Mayor Kay stating that the Weymouth Historical Commission would like to be involved in the historical process.

Mr. Clarke added that he would like the membership consulted on matters of historical significance.

Ms. Dorey said that Mayor Kay might have felt that since she received two (2) letters from members of the Commission, she did the right thing.

Ms. Lehrer told the Commission that she will be discussing the matter further with Jim Clarke - and cautioned that at that point Mr. Clarke might chose not to take the issue any further.

Chairman Walker suggested they might want to consider inviting the Mayor to a future meeting to discuss the subject.

Ms. Purdy-Quinlan wanted to make this all clear to Mayor Kay, Town Solicitor George Lane and the School Committee - that any historical decisions should include the Weymouth Historical Commission.

Ms. Lehrer said she was not sure if they could do that, first she would want to see what was in the Charter.

Mr. Lundin stated that he appreciated Mayor Kay appointing someone from the Weymouth Historical Commission and that they might let the Mayor know that the members would be appreciative if she would continue to do so in the future.

Ms. Lehrer recommended they speak to the Mayor about it, adding it was her feeling there was no law on the books about it. She referred to Emerson House, which was handled through the CPC and Mayor Kay.

Ms. Purdy-Quinlan moved to send a letter to the Mayor's office stating that in the future the Weymouth Historical Commission be acknowledged in the process of putting together any committee that oversees historical resources.

Ms. Dorey seconded.

Discussion:

Ms. Purdy-Quinlan said that if the Mayor has a problem with that they could contact other Historical Commissions. She wanted to point out that in the past the Commission has been ignored and that is why they have plaster all over town hall.

Ms. Purdy-Quinlan reiterated that it should come before us and not decided for us.

Ms. Purdy-Quinlan withdrew her motion.

Mr. Clarke suggested that the Chairman speak directly with Jim Clarke about it. He was recommending direct (verbal) communication and not a letter - and to state that the Commission would like to be part of the process based on its experience and because they could help.

Chairman Walker confirmed that he would speak to Jim Clarke then get back to the members.

Fore River Bridge Update

There was no one present to address this subject.

New Business

Ms. Purdy-Quinlan noted that 2012 is the 390th anniversary of the settlement of the Thomas Weston colony and she thought it should be addressed.

It was agreed that at the next meeting the Commission would discuss some type of event or acknowledgement of this anniversary. One that could possibly tie in with the founding of Weymouth as well as an acknowledgement of any part the Town's history; i. e., Abigail Adams - or possibly hosting an encampment of some sort; i. e., Civil War - or acknowledging veterans of past wars.

Based on Mr. Lundin's experience, he said if they do chose to move forward with an encampment they would need to start making plans right away.

Ms. Purdy-Quinlan moved at the January meeting, they look into forming a subcommittee so they can get this into play; i. e., the Civil War and the 390th Anniversary.

It was suggested that they could prepare for a Colonial re-enactment encampment.

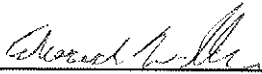
This item will go on the January 10th, 2011 agenda.

Adjournment

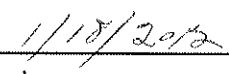
Mr. Clarke moved to adjourn the meeting at 7:59 PM.

Ms. Dorey seconded.

UNANIMOUSLY VOTED



Ed Walker, Chairman, WHC



Date

Respectfully submitted,

Susan DeChristoforo
Recording Secretary