

MINUTES: Norwell Historical Commission, Monday, July 12, 2021 (Remote Meeting)

PRESENT: Nancy McBride, Chairman, David DeGhetto, Jim Kelliher, Nancy McBride, Alan Prouty, Anne Greene, Janet Watson, Rachel Wollam, Kristin Ford **ALSO PRESENT:** Ted Nichols, Melissa McNamara, Susan Habchy, Julie Barry, Kevin Gosselin, Roger Hoit

Nancy McBride, Chairperson, called the meeting to order at 7:03. A motion was made, seconded and approved to accept the agenda as amended.

NEW MEMBER

New member Rachel Wollam was introduced. She has not been sworn in so she was there to observe the meeting but will not be voting.

APPROVAL OF THE MINUTES

A motion was made, seconded and approved to accept the minutes from last month as revised.

APPROVAL OF BILLS

The following bills were submitted to payment on June 28, 2021:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amount:	Account Number:
1. National Grid	Electrical Service for Jacobs Farmhouse	June 30	\$33.14	81-000-7065-5780
2. Verizon	Service to Jacobs Farmhouse	June 6, 2021	\$57.34	81-000-7065-5780
3. Flight Alarm Corporation	Yearly monitoring for the fire alarm system for Stetson Ford House - 2021 (12 months x \$40/month)	06/21/2021	\$480.00	81-000-7065-5780
4. TBA Architects Inc.	Article 41 Roofing - Jacobs Farmhouse Renovation	June 9, 2021	\$277.97	15-194-8034-6735
5. TBA Architects Inc.	Article 39 General - Jacobs Farmhouse Renovation	June 9, 2021	\$539.08	15-194-8069-6726
6. TBA Architects Inc.	Article 40 Cider Room - Jacobs Farmhouse Renovation	June 9, 2021	\$42.02	15-194-8077-6774
7. TBA Architects Inc.	Article 10 Accessibility - Jacobs Farmhouse Renovation	June 25, 2021	\$115.93	15-194-8084-6780
Total of Billable Amounts Listed Above:			\$1,545.48	

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The following bills were submitted for payment on July 12, 2021:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amount:	Account Number:
8. Frame Center 152 Rockland Street, Hanover, MA 02339	Custom Framing (Large - Walling Map of Plymouth County - 1857)	June 14, 2021	\$1088.00	01-691- 0201-5780
9. Community Newspaper Company	Article 41 Roofing - Advertisement Invitation to Bid - Jacobs Farmhouse	July 1, 2021	\$43.55	15-194- 8034-6735
10. Community Newspaper Company	Article 39 - Restoration - Advertisement Invitation to Bid - Jacobs Farmhouse	July 1, 2021	\$84.46	15-194- 8069-6726
11. Community Newspaper Company	Article 40 Cider Room - Advertisement Invitation to Bid - Jacobs Farmhouse	July 1, 2021	\$6.59	15-194- 8074-6774
12. Community Newspaper Company	Article Accessibility - Advertisement Invitation to Bid - Jacobs Farmhouse	July 1, 2021	\$18.16	15-194- 8084-6780
13. TBA Architects Inc.	Article 41 Roofing - Jacobs Farmhouse Renovation	June 29, 2021	\$256.59	15-194- 8034-6735
14. TBA Architects Inc.	Article 39 Restoration - Jacobs Farmhouse Renovation	June 29, 2021	\$497.61	15-194- 8069-6726
15. TBA Architects Inc.	Article 40 Cider Room - Jacobs Farmhouse Renovation	June 29, 2021	\$38.79	15-194- 8077-6774
16. TBA Architects Inc.	Article 10 Accessibility - Jacobs Farmhouse Renovation	June 29, 2021	\$107.01	15-194- 8084-6780
Total of Billable Amounts Listed Above:			\$2,140.76	

A motion to approve the payment of the bills was made, seconded and unanimously approved by show of hands.

42 CENTRAL STREET

Melissa McNamara was present to discuss the proposal to demolish this house and had previously submitted all required paperwork. David DeGhetto expressed concern that the house was being purchased by an out of state realty trust and that there were some discrepancies he found about the address. Melissa advised that this is a family trust. The Commission members agreed to refer this matter to Town Counsel to resolve and to continue

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with discussion of the permit application. Jim made a motion to determine that the house was historically significant. The motion was seconded and unanimously approved by show of hands. Jim made note of the fact that the lot is non-conforming. Melissa said that the proposed new construction will be on the old footprint and that the septic plan had been approved. The report that Melissa submitted indicated that there was very little material that could be salvaged from the house, that it was in hazardous condition and that the expense of trying to restore the property would be prohibitive. David felt that the Commission's role was to make every effort to preserve historic structures and that if it could not be restored at this site that the house could be dismantled and moved to another location. Amy Boyce, owner of Husk Preservation, Inc was present and stated that she was willing to consider this. She asked to view the property and discuss the possibility of dismantling it with Melissa. Melissa agreed to meet with Amy in the next couple of weeks. Melissa stated that the family would like to salvage whatever can be reused in the new house. Melissa asked for a vote of the Commission; however the Commission is required to hold a public hearing before a final vote can be taken. Commission members discussed their opinions in general and there was a consensus with the exception of David that the plan for demolishing the house and building a similar house on the footprint was the best option for the Town and neighborhood. The Commission agreed to organize a public hearing for July 26 to finalize a decision.

338 RIVER ST.

This property was on the agenda because of a stop work order which had been issued by the Building Department. One reason for the suspension was that the house has been substantially demolished but was never referred to the Historical Commission for review prior to work being initiated. The house was originally part of the historic Delano mansion that had been moved in the 1940's. It should have had a Form B and have been listed in the inventory of historic houses but was not included for unknown reasons. Susan Habchy, the owner, Julie Barry, attorney, Kevin Gosselin, builder and Roger Hoit, architect were present to discuss what had occurred. Attorney Barry stated that the owners had applied for a building permit in October which was issued in March. The house is not listed in the Historical Inventory for Norwell so the owners were not aware that it should have had Historical Commission review and the Building Department did not refer the permit to the Commission. Kevin Gosselin stated that the owners submitted the required plans to the Building Department and indicated that building permit was taken out to significantly remodel the structure and that selective demolition would be required. Roger Hoit explained that the building had one section that was historic but it had been surrounded by additions in the 1980's that substantially altered it and made the original structure unrecognizable. Most of the house was sheathed in vinyl siding and the roof was of modern construction. The builders found that the structure was unsound and as the project progressed they were forced to demolish more than they had originally intended.

After discussion, Nancy made a motion to determine that the house was not historically significant due to the significant alterations that had been made by previous owners. The motion was seconded and unanimously approved by show of hands. The owner was advised

that the Building Department would be notified that the Historical Commission did not object to proceeding with the construction.

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JACOBS FARM UPDATE

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Ted reported that bids have been received for the work and a response is required by July 30. Some bids could not be considered because they were considerably more expensive than the available funds. Larochelle Construction Inc., South Hadley submitted a bid of \$169,200 for general construction and \$261,300 for the roof work for a total of \$430,500. Stanley Roofing submitted a bid for the roofing work only in the amount of \$196,000. Some alternate work such as roofing and window work on the 1952 barn, and window sashes on the museum side will not be included to keep costs acceptable and ensure that there is a 15% cost contingency. Ted thinks that the best plan is to accept the Larochelle bid for general construction, ask them to work with Stanley Roofing, and include alternate 1. Commission members agreed. A motion was made, seconded and unanimously approved to give Ted authorization to pursue this plan.

APPLICATION/BYLAWE UPDATE

Nancy, Jim and Kristin met with Peter Morin after the last meeting to try to resolve issues with the Building Department. Jim reported that the building Department's position is that only houses on the inventory will be referred for review or houses where the Building Department has been informed that a Form B is pending. Janet submitted her resignation from the Demolition Delay Subcommittee feeling that her participation was no longer needed. There did not seem to be a need to appoint another person at this time.

FORM B UPDATE

Janet reported that since the last meeting an additional three Form B's have been submitted and approved by MHC, so nine out of the twenty five identified as being in the backlog are done. However during that period of time two important historical houses were identified that did not have Form Bs. There was some discussion about the need to continually update the Form B process as houses age. The Form B's require a lot of time to complete although there is a plan to complete the backlog, there is no plan on how to continually add Form Bs.

NSTV PRESERVATION AWARDS

Kristen Bates from NSTV sent links to two videos which are complete and the third is in process and will be done soon.

STETSON FORD HOUSE

David wanted to discuss tree work at Stetson Ford but Ted had already left so this was postponed.

NEXT MEETING: The public hearing for 42 Central St. will be held July 26, 2021 at 7:00 PM and the next regular meeting will be August 2, 2021 at 7:00 PM. Meetings will be remote until further notice. (Note; Following the meeting, it was determined that the public hearing could not be held until August 4.)

ADJOURNMENT: A motion was made, seconded and approved to adjourn the meeting at 9:08 PM

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