

MINUTES: Norwell Historical Commission, Tuesday, March 15, 2022

PRESENT: Nancy McBride, Chair, Anne Greene, Vice Chair, Alan Prouty, Janet Watson, Rachel Wollam

ABSENT: David DeGhetto, Jim Kelliher

ALSO ATTENDING: Wendy Bawabe, Ted Nichols, Bob Norris

Nancy McBride, Chairperson, called the meeting to order at 4:08A motion was made seconded and unanimously approved to accept the agenda.

JACOBS FARMHOUSE CPC APPLICATION: Wendy Bawabe was present with Ted Nichols to explain the current status of the Jacobs Farmhouse projects and the MHC Preservation Projects Fund (MPPF) Grant. The work at the Farmhouse and Carriage Shed/ 1952 Barn is only 20% completed at this point and the contractor has advised that the cedar shingles required for the roofing work are unavailable and are not expected before June or July 2022. The support of the CPC application from the Historical Society was contingent on there being noticeable progress on the projects funded by the current CPC articles by the time of the Town Meeting so Wendy stated that in her opinion, as the roofing work will not be completed, the CPC grant should be withdrawn. Janet presented her opinion that this is an opportunity to rethink how the work should be procured and she recommended that comparisons be made between having it done as smaller projects or larger combined projects. (This opinion was not considered as part of the subsequent motion.) Further discussion was held about whether any of the projects that would be deferred would cause further deterioration of the property or prevent the apartment from being rented. Ted reported that the roof on the 1952 Barn and the Museum windows could be deferred a year. The deteriorating windows in the barns are of concern as is the joist under the Farmhouse apartment. Efforts will be made to see if the joist could be repaired without the additional CPC funds. A motion was made, seconded and unanimously approved to recommend withdrawing the CPC funding application this year.

MHC PRESERVATION PROJECTS FUND GRANT APPLICATION: Wendy also discussed the application for MPPF Grant. Wendy thinks that the postponement will allow her and Ted to submit a stronger application. This grant could fund up to \$100,000 of the cost of the work. The Commission previously got a grant for the roofs for outbuildings which Wendy applied for when she was on the Commission so she is guardedly optimistic about the success of another application. Some of the work covered by the application is in the 1952 Barn. The barn complex (Carriage Shed and 1952 Barn) on the West side of Jacobs Lane is not under a preservation agreement with MHC which is required for the grant. Wendy is recommending to the Board of Selectmen that they begin the process of entering into a preservation agreement for the buildings on the west side of Jacobs Lane now so that the application can proceed more easily next year. The property is already under a preservation agreement with HNE so taking this step would not place further restrictions on the property.

STATUS OF CURRENT JACOBS FARMHOUSE PROJECTS: Ted discussed the status of the current Jacobs Farmhouse projects. Unfortunately the cost of wood shingles has increased dramatically and the contractor is proposing a change order to cover the cost. Ted suggested that negotiating the price with the contractor may be an option. The current estimate is so high that it will fully deplete contingency money and even go over the funding that is available. Wendy suggested that the Commission look into using asphalt shingles for the Carriage Shed as a cost saving measure. The 1952 Barn will have asphalt shingles so the materials would match. In addition, this should allow this work to be completed sooner

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which is important both for the structure as well as having residents be able to see some exterior construction. A motion was made, seconded and unanimously approved to recommend use of asphalt shingles for the carriage shed and to ask Ted Nichols to seek approval from HNE for this possible change.

There was some discussion of additional funds that could be tapped for the project. There is money in the Stetson Ford House rental account but this can only be used for Stetson Ford since Commission did not receive support last year for their proposal to sponsor a bylaw to create a combined revolving fund that could be used for both historic Town owned properties. There is currently about \$24,000 in the Jacobs Farmhouse rental account which pays for monthly costs of heat, electricity, etc. Members felt that this increased the urgency for the apartment to be rented and to begin generating revenues. Peter Morin and Bob Galvin are reluctant to rent the apartment while construction is ongoing on the Farmhouse. Nancy and Ann will determine if there is an interested applicant who would agree to ongoing construction on the property and submit the rental application and check for first month's rent to Peter Morin.

ADJOURNMENT: A motion was made, seconded and unanimously approved to adjourn the meeting at 4:57 PM.

The next regular meeting will be held on ~~on~~ March 31 at 6:00PM at Town Hall in the gymnasium space. This meeting will follow the public hearing for the demolition permit application for 85 Mount Blue St.

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