



TOWN OF NORWELL
Norwell Town Offices
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8000

Norwell Historical Commission Meeting Minutes
April 3, 2023

The meeting was called to order by Chair Nancy McBride at 5:30 PM. Present were Vice Chair Anne Greene, Treasurer Alan Prouty, and members James Kelliher, David DeGhetto, and Lily Cleveland. Rachel Wollam and Laurie Detwiler were absent. Also in attendance was Facilities Director Ted Nichols. The meeting was held in the Local History room of the Norwell Library.

AGENDA

Motion by Ms. Greene to open the meeting. Seconded by Ms. McBride and unanimously voted.

Motion by Ms. McBride to approve the agenda as amended. Seconded by Ms. Greene and unanimously voted.

MINUTES

Tabled; Ms. Cleveland will send them out to the Commission.

TREASURER'S REPORT AND BILLS

The following invoices were presented for approval:

Name of Vendor	Item/ Activity Description	Date of Invoice	Amount	Account Number
1. Verizon	Communication Service to Jacobs Farmhouse - February 7, 2023 to March 6, 2023	March 6, 2023	\$44.18	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse - February 3, 2023 to March 6, 2023	March 7, 2023	\$22.89	81-000-7065-5780
3. Albert Culver Company	Fuel Oil for Jacobs Farmhouse	March 9, 2023	\$310.84	81-000-7065-5780
4. Albert Culver Company	Replacement of Primary Control on Heating System		\$300.00	81-000-7065-5780
5. Christopher J. Sullivan	Transcription of Minutes of NHC Meeting - March 7, 2023	March 27, 2023	\$75.00	01-691-0201-5780
6. Christopher J. Sullivan	Transcription of Minutes of NHC Meeting - September 12, 2022	October 2, 2022	\$100.00	01-691-0201-5780
7. Home Depot	Large Broom for Jacobs Farmhouse	March 24, 2023	\$14.97	81-000-7065-5780
8. W. B. Mason	Norwell Facilities Manager: Costs related to MHC Grant Application & Facilities	March 15, 2023	\$95.30	01-691-0201-5780
9. W. B. Mason	Norwell Facilities Manager: Costs related to MHC Grant Application and Facilities	March 17, 2023	\$18.56	01-691-0201-5780
Total of Billable Amounts Listed Above:			\$981.74	

An additional invoice from TBA Architects for \$580.00 has been approved by CPC and needs Commission approval; Mr. Nichols noted this was not a final invoice but was close.

Motion by Mr. DeGhetto to approve the invoices as submitted. Seconded by Ms. Greene and unanimously voted.

NEW BUSINESS

492 Mt. Blue Street

Tim Russell Jr. and Sr. present. They are proposing to build a new "Greek revival" farmhouse in the middle of the lot, between the 100-ft resource area buffers, keeping the existing 1776 house and gravel drive but removing the non-historical additions including a garage and shed. They anticipate using the core structure of the 1776 house as a barn and would add a barn door in back, not visible from the street. They believe it would be difficult to renovate this structure into a livable space. The current owners tried to obtain a "date board" from the Norwell Historical Society in the 1970s, but it was rejected due to the additions. The lot will likely be deemed nonconforming by the ZBA, and they are asking Commission support for a possible variance.

The Commissioners inspected photos of the interior, trying to determine whether there was a central fireplace; Mr. Russell Sr. noted that the interior was cluttered and in disrepair, and it was hard to tell where the original fixtures were. Mr. Kelliher stated it would be unusual if the house started out as a Cape given its age. Mr. Russell Jr. believes the garage was built sometime in the 1950s.

Mr. DeGhetto asked about the ownership of the lot; they have a purchase and sale for the lot, and have received authorization to proceed with permitting; a survey and wetland delineation are pending. They anticipate passing papers in July.

Members McBride and Greene indicated they supported the concept but would like to see the additions. All agreed to find the house historically significant but visit the property to view the other structures and vote on them at the next meeting.

Motion by Ms. McBride to find the 1776 house at 492 Mt. Blue historically significant. Seconded by Ms. Greene and unanimously voted.

533 Grove Street

Builder George Paluzzi present along with owner Tyler Beath; they are looking to create additional room on the second floor of an existing Cape, but are open to open to several designs. The Commission reviewed several options and discussed what changes would be acceptable, the consensus being to keep the front as simple as possible and make most of the changes in back. Mr. Paluzzi indicated they would be willing to preserve the street view, and will draw up specific plans to present to the Commission.

Motion by Ms. Greene to find 533 Grove Street historically significant. Seconded by Ms. McBride and unanimously voted.

25 Washington Street Demolition Application

The owner has obtained cheaper insurance, and is leaving the barn as is for now; she may renovate in the future.

Jacobs Farmhouse Renovations

Renovations/rental apartment

Mr. Nichols is still working to resolve some electrical issues in the bathroom.

Nikki Bartley of Cross Street Flower Farm wants to use the Jacobs farmhouse apartment as a business office, and has some support from the Select Board. Acting in his capacity as Chair of the Commission on Disability, Mr. Kelliher wrote the SB advising that making the apartment commercial would require changes including but not limited to a ramp and widened doorways, whereas these changes would not be required if the apartment remained residential. Ms. Greene noted Select Board Chair Bruce Graham was concerned about the liability of renting out an old apartment with lead paint, but the Board has taken no further action to date.

Stetson Ford House Update

Lease; maintenance

Mr. DeGhetto has come up with a list of potential small jobs to be funded from the SFH revolving fund. Town Acct Christine McCarthy has indicated that if she has contracts in hand by the end of May, with specifics as to cost and timing, she can encumber enough Revolving Fund money to cover these jobs; Ms. McBride will inquire if the same can be done for some of the larger projects at the property. Members of the Commission are available to schedule visits for work estimates if Mr. Nichols is unavailable.

Mr. Nichols added that the tenants have raised issues with water leakage; he is working to identify the source.

Demolition Delay Bylaw Updates

Tabled to allow for refinement including historic property inventory completion and timeline details. Ms. McBride followed up with Director of Planning and Community Development Ilana Quirk, who advised that the Planning Board would want to see the inventory; Mr. Kelliher agreed this should take priority.

OLD BUSINESS

Cushing Tomb

all
Trees and Grounds will be removing several ~~hazard~~ trees from the property.

Form B Updates

Ms. Cleveland has received written proposals from the two qualified candidates. The Commissioners reviewed their samples and agreed to hire both and divide the workload. Both are available to start in the summer.

Motion by Ms. Greene to hire both candidates who submitted proposals for the Form B update project, and split the workload between both. Seconded by Ms. Cleveland and unanimously voted.

After the vote, all discussed the work assignment process and whether public bidding requirements apply; Ms. Cleveland will follow up with Town Administration as needed.

NEW BUSINESS

CSFF Request for Wiring, Lighting, Jacobs Farmhouse

Nikki Bartley of Cross Street Flower Farm applied directly to Historic New England for authorization to install additional wiring and lighting in the Farmhouse, but they referred her back to the Town. Mr. Nichols has offered her suggestions that would provide increased electrical service with less disturbance than what she proposes. Ms. Greene would like to discuss CSFF's relationship with the Town with TA Sullivan and the Select Board.

Motion by Mr. Prouty to not support CSFF's electrical service proposal as submitted. Seconded by Mr. DeGhetto and unanimously voted.

Massachusetts Historic Commission Grant

Mr. Nichols indicated that an application for a Massachusetts Historic Commission grant application was submitted on March 17th; MHC will advise as to whether it was approved around mid-June.

NEXT MEETING

May 1, 2023 – Norwell Town Library, 5:30 PM

ADJOURNMENT

There being no further business, a motion was made by Ms. McBride to adjourn at 7:20 PM. Seconded by Ms. Greene and unanimously voted.

I hereby certify that the above minutes were presented and approved by a majority vote of the Norwell Historical Commission on _____

Nancy McBride
Nancy McBride, Chair

May 1 2023