

MINUTES: Waltham Historical Commission Meeting
October 16, 2017,

1. Meeting called to order at 7:00 p.m.

2. Call of the Roll:

Present: Commissioner Russo, Commissioner Isaacson, Commissioner Dufromont,
Commissioner Holmes, Commissioner Wilson, Commissioner Daly

Absent: Commissioner Cox

3. Reading and acceptance of September, 2017 minutes:

Amendments: None

Motion to accept the minutes as amended, made by Commissioner Dufromont

Second: Commissioner Daly

In favor: ALL Against: None Abstain: None Recused: None Absent: Cox

4. Chair: Announcements:

1. Pam received a phone call from a home owner asking if it's acceptable to put a political poster/sign on the lawn. Yes it is permitted for homeowners of houses on the National Register to put political signs on their lawn as long as it's private.

2. Girl Scout Museum is having a ribbon cutting to celebrate the grand opening of the new museum, and all on the commission are invited. Sat Oct 28, 2017 10-11 a.m. is the reception and 11-2 p.m. museums open to all.

3. Small changes to the open meeting law. A copy of the changes have been sent to the commission.

4. A communication from Jack Cox. The Lyman Estate's director is inviting the commission to participate in an evening devoted to preservation efforts for private homes. Event is free for historic home owners in Waltham. Event is in Nov 2018.

Chair: Reading and description of correspondence:

5. Chair: Public hearings:

a. Demolition Delay Hearing: 23-25 Orange Street

Applicant Name: Julie & Keith Kemp,

Raffael Bibbo Agent representing the Kemp's

Comments by Applicant: Mr. Bibbo spoke about the historic integrity of the neighborhood and how it has changed. He provided packets to each commissioner. Mr. Bibbo discussed the following; the house 23-25 Orange St is nonconforming (not legal), the direct abutter on the right side, 19 Orange Street and the left abutter 29-31 are both new construction, new roofs and vinyl siding have been put on all the abutting houses, and all the new construction surrounding 23-25 Orange St. Mr. Bibbo feels it is in the best interest of the city, to continue to bring in the new look for the city.

Discussion by WHC: Commissioner Daly identified 19, 29-31 and 15 are not listed in the state Macris report as being a part of the historical streetscape. Commissioner Isaacson spoke about the significance of this house in particular being similar to the houses across the street. Commissioner Isaacson spoke about allowing small modifications to the house verses a tear down up until this point. Commissioner Holmes explains that different materials does not detract from the historical nature of the house. Back in June of 2017 the demolition delay was put on this property because of the streetscape. Commissioner Daly, declared by the state it was the only house on that side to be a part of that historic streetscape. The definition of street scape given by the state was reviewed and explained by Commissioner Daly.

Based on the new plans submitted, the removal of the porches takes away from the integrity of the historical nature of the house. Identifying issues are the front entry garages. Could you move the garages to the side or the back? The commission would like more information about the garages and a simpler front façade. Commissioner Daly would like to see the architectural street scape replicated in the new house. You are certainly welcome to come back with a new set of plans showing the replacement house looking enough like the house you are removing.

Recess 7:54 p.m. meeting reconvened at 7:56 p.m.

6. Development Prospectus Hearings:

a. 225 Wyman Street

Bob Connors, 6 Lexington Street, Waltham MA, Representing Hobbs Brook LLC, Hobbs Brook LLC is a large office park located on Wyman St. Back in 2013 we came before you for a zone change for an overlay district. Proposed a tear down and put up a new building. (Pictures of the new building were submitted). Marie Daly stated all the buildings in that area are less than 75 years old.

Motion to approve the development prospectus has no historical significance by Commissioner Wilson

Second: Commissioner Daly

In Favor: ALL Against: None Abstain: None Recuse: None Absent: Commissioner Cox

Short Recess taken to sign the back of the Development Prospectus Plans

A motion to hear the Cardinal Cottage Presentation out of order made by Commissioner Dufromont

Second: Commissioner Russo

In Favor: ALL Against: None Abstain: None Recuse: None Absent: Commissioner Cox
Commissioner Daly recused herself.

7. Stonehurst: Monthly Report, Stonehurst Curator Ann Clifford

Summary: A report was submitted by Ann Clifford. The resolution in front of the city council regarding the construction of the new high school on the Paine Estate, delivered Monday October 10, 2017. The estate is very well protected. The resolution set forth by the councilors

where they introduced an ample area located on the Storer state land while keeping the Paine Estate as it is now. The Ted Storer land and Paine Estate are one in the same and cannot be separated. There are multiple deed conservation and historic preservation restrictions that protect the building and the land. The construction on the roof, the south side is complete, work has begun on the North side. Ann is requesting a letter from the WHC to kindly request the city to move forward with requesting money for the envelope of the building. There is a CPA grant we could apply for the study of the house, however we need the Mayor to approve. Motion to write a letter in support to the Mayor for the CPC application process for the study of the envelope of the building made by Commissioner Wilson

Second: Commissioner Russo

In Favor: ALL Against: None Abstain: None Recuse: None Absent: Commissioner Cox

Report submitted to the Secretary by the Curator

8. Wellington: Monthly Report

A monthly report was presented by Pam Lyons on the fireplaces, occupancy load permit, and the heating and plumbing issues we have concerns on. Before the commission can approve the spending on the fireplaces, Pam is going to check with Mr. Forte on the procedure for once work commences at the house, who will oversee the work?

A short recess was taken.

9. Liaison & Subcommittee Reports:

Stonewall Subcommittee: The RFP was submitted to the purchasing department. A vendor came back with a question which was sent over to the WHC for comment. The response was submitted back through the purchasing department.

Motion to approve the entire land area made by Commissioner Wilson

Second Commissioner Russo

Against: None Abstain: None Recuse: None Absent: Commissioner Cox

Fernald: Nothing new to report at this time.

CPC Historical Signage Markers: Commissioner Wilson spoke with Diana Young who thought there may be room in the legislation where it could happen.

CPC: Waltham Sons of Italy funds were approved for \$210,875 and to not include a cover. Catholic dioses language approved to use at Sacred Heart Church, sent to the Law Dept. for final approval. Photographs will be taken of the completed work and sent to the Registry of Deeds once the project is complete.

10. Old Business

a. Discussion of Rex Trailer

Summary: A resolution approved in the license and franchise committee, but not sure if it's with the council or Mayor at this time.

b. Discussion of Mass Dot Woerd Ave Bridge

Summary: Original wording that the state had, included some language that could not be proved to be true. The state will omit the line entirely vs inserting the word "probably". Motion to approve by Commissioner Wilson

Second Commissioner Holmes

Against: None Abstain: None Recuse: None Absent: Commissioner Cox

c. Cardinal Cottage: Presentation by Architect Alex Knox

Summary: A slide show presentation was presented by Architect Alex Knox for the exterior plans of the house.

Seeking a vote for the exterior design as being acceptable by the Commission.

Commissioner Isaacson thought this house should have two chimney stacks in the main portion of the house based on the style of the house. Mr. Knox has not seen any evidence of their being two chimney stacks in the basement. This is not a museum style house; it's a house where people are going to live. However, based on that, Mr. Knox has been implementing the rules of the Sec of Interior Standards, and using wood to replace all wood components that are wood on the house now. The commission discussed the letter sent from MHC regarding the standards of work.

If replacement materials are permissible in the project every effort should be made to use a cheaper, synthetic material where appropriate.

Components to remain wood,

1. Hand rail system in the front;
2. French doors and entrance door;
3. Wood siding; and
4. Wood shutters

Motion to approve the proposed plan as presented and to applaud the efforts made to rehab the contributing buildings in a manner that is consistent with the Secretary of Interior Standards with the condition, or proviso, that wood be strictly used for doors shutters, railings and siding at a minimum; and where possible or appropriate to use alternate materials that would be selected for there durability and similarity to the wooden components made by Commissioner Holmes.

Second: Commissioner Dufromont

In Favor: All Abstain: Commissioner Russo Recused: Commissioner Daly

Against: None Absent: Commissioner Cox

9. New Business

a. None

10. Adjournment

Motion to adjourn by Commissioner Wilson

In favor: All Against: None Abstain: None Recuse: None

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Marie Daly", is written over a horizontal line.

Marie Daly, Secretary

Prepared by Pamela Lyons