

MINUTES: Waltham Historical Commission Meeting  
Monday, October 17, 2016 held at 119 School Street

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

2. Call of the Roll:

Present: Daly, Green, Isaacson, Richardson, Dufromont

Absent: Cox and Wilson

3. Reading and acceptance of September, 2016 minutes:

Amendments: New business item 11 A: Letter was read at the meeting

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

Second: Commissioner Green

In favor: ALL

Against: None

Abstain: None

4. Chair: Announcements:

a. DeVincent Properties: One of the ranches has been sold and will be demolished, the neighborhood is looking to gain support, so if interested please email WHC.

5. Chair: Reading and description of correspondence: None

6. Chair: Public hearings:

a. Development Prospectus Hearing:

i. 1025-1075 Main Street: Special Permit and Zoning Change

Applicant Name: Attorney Michael Connors

Comments by Applicant: Davis Companies purchased the properties; add new lobby area around 4300 sq feet, and special permit for the build out.

Discussion by WHC: Mort: The Commission discussed the surrounding streets and railroad tracks. The section of Prospect Hill Road crossing the railroad tracks used to be called "Stub Toe Lane" in the 1800s.

Motion that the property is not historic made by Commissioner Green

Second: Commissioner Daly

In favor: ALL

Against: None

Abstain: None

Recused: None

b. Demolition Delay Hearing:

i. 23 Palmer Street

Applicant Name: Joseph Connors, 404 Main Street Waltham MA

Jeremy Liveston 92 Stow Street Waltham, MA

Leonard Radochia, Bay Colony Construction & Development, LLC PO Box 662 Lexington MA, Home Address: 24 College Road Burlington, MA

Comments by Applicant: The applicant presented new plans, after meeting with some of the neighbors and local brokers, they hope to change the design to reflect the house that is standing today.

Discussion by WHC: Several comments and discussions were had amongst the commissioners and the applicant including, foundation, roof line, entranceway and

columns, zoning, utilities shut off, paint colors, and their willingness to work with neighbors on a plan if the property is deemed preferably preserved.

Comments by public: Deirdre Curtin 25 Palmer Street, Waltham MA

Spoke about the historical significance that was also discussed at the last meeting. Her family (2 boys) went door to door to get signatures for the petition. Spoke about her harassing phone call she received from the "so called" realtor who threatened to tear down the property, and let students live there.

Daniel Gary Rogers: He works with the realtor. Apologized about the phone call that Mrs. Curtin received. Looked at a lot of options for this property, it doesn't make sense to salvage with the amount of work that is needed. The purchasers are working with the neighborhood.

Christopher Curtin 25 Palmer St, Waltham MA

Spoke about the phone call that was received at his home. Spoke about his success in Waltham as a contractor, he understands zoning, and has a strong background in construction. Spoke about the exterior of the house, parking, small lot provisions and overburdening the lot. Asking the commission to delay the demolition, to give the neighborhood time to meet and work out the designs with the neighbors.

Joseph Connors: It is not economically feasible to rehab the building. The builders have made an attempt to change the plans to reflect the historical nature of the house, and will build the new building will follow all building codes. Ask the board to allow the house to be demolished, and would like a vote tonight.

It was requested to ask anybody in favor of the preservation delay raise your hand;

In Favor: 3 people    Opposed: None

Commissioner Richardson commented that he is leaning towards a determination of preferably preserved to work on plans, look at the foundation, and work with a historical architect. Limit to 11 months and having it end on September 12, 2017.

Commissioner Daly: would like to see columns in the front of the building and an amicable resolution with the neighbors.

Motion that the property is preferably preserved and to impose a demolition delay until Sept 12, 2017 made by Commissioner Daly

Second: Commissioner Isaacson

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

Motion to hear the French American Victory Club out of order made by Commissioner Green

Second: Commissioner Dufromont

#### 11. New Business

##### a. French American Victory Club Community Preservation Application

Doreen Leblanc

Summary: Brief discussion of the history of the club, social events, and historical significance.

Comments from WHC: There was a brief discussion among the commissioners regarding shape of the building, historical significance, and potentially putting up signage at this historic location.

Motion that the F.A. victory club is historic for the purpose of CPA funding made by:  
Commissioner Green

Second: Commissioner Isaacson

In Favor: All    Against: None    Abstain: None    Recused: None

#### 7. Stonehurst: Monthly Report, Stonehurst Curator Ann Clifford

Summary: A brief report was provided by Ann Clifford. There was a brief discussion between Ann and the commissioners regarding some of the topics in the report including; the roof project, programs, lighting, terrace, and a new photography contract.

Comments from WHC: Commissioner Richardson suggested removing the fee/cost regarding the photography contract. Commissioner Isaacson: suggested this is a larger issue than just photography. It's not just photography, but conflicts of scheduling events and outside folks using the space during an event. Commissioner Richardson: suggested identifying the property that is usable and not if an event is occurring. Commissioner Green: This could become a burden if there are a lot of applications.

Report submitted to the Secretary by the Curator

#### 8. Wellington House: Monthly Report

Commissioner Green spoke on a few topics for Wellington house including the funding for the appraisal was approved. He is in the process of itemizing all the contents within the house to send them off to Skinner to appraise in hopes to finish completion by March or April 2017.

Wellington House Plaque Location: second floor near the corner of the building, front side of the house. Trapelo Road visibility, near the drive way. Commissioner Green will Photoshop the marker into a picture to see the placement.

Dufromont is stepping out after Wellington House report conclusion at 8:46 p.m.

#### 9. Liaison and subcommittee reports: Fernald, CPC, 9 Hope Ave, Edu & Outreach

Fernald: Waltham school building committee is organizing a subcommittee and would like the WHC to have a representative at their subcommittee meetings. Commissioner Green will be the liaison, he cannot make any decisions but represent the WHC. The Survey grant went through. Waiting to hear back from MHC and will circulate any information that is presented from MHC. Concerns regarding public safety, and break-ins at the Fernald.

Edu & Outreach: Moody Street Bridge sign installed.

Mort is working on a report on stonewalls that would ultimately help create a new map that Eric Rizzo would help put together.

#### 10. Old Business

##### a. Discussion of Carriage Houses/Out buildings/Stonewall Inventory Subcommittees

Summary: Dissolution of 9 Hope Ave Subcommittee and creation of Historic Inventory subcommittee

Motion to dissolve 9 Hope Ave subcommittee made by Commissioner Daly

Second: Commissioner Green

In Favor: ALL Against: None Abstain: None Recused: None

Language and purpose of the subcommittee read by Commissioner Richardson;  
inclusion of cemeteries as well.

Motion to create inventory subcommittee made by Commissioner Green

Second: Commissioner Daly

In Favor: ALL Against: None Abstain: None Recused: None

Members to serve on inventory subcommittee; Dufromont, Daly and Isaacson

First Task: MHC provides grants for survey and planning. The preliminary application is due in November, this will help come up with some money to keep going with the inventory. WHC will be before the council on Nov 7<sup>th</sup> at 7 p.m. to discuss stonewalls.

b. Discussion of most endangered structures list, applications

Summary: Pam reported that the Usen Castle was not included in the National Trust list of most endangered places, but was included on Preservation Massachusetts list.

c. Residential historic markers and purchasers of historic homes programs

i. Approval of application and process

Motion to table approval application made by Commissioner Green

Second: Commissioner Isaacson

In Favor: All Against: None Abstain: None Recused: None

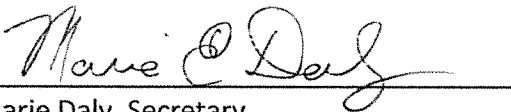
10. Adjournment

Motion to adjourn by; Commissioner Green

Second: Commissioner Daly

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

Respectfully Submitted



Marie Daly, Secretary

Prepared by Pamela Lyons