

MINUTES: Waltham Historical Commission Meeting
December 14, 2015
Amended and Submitted, January 11, 2016

1. Meeting called to order at 7:03 PM.
2. Call of the Roll: Present: Mr. Richardson (chair), Mr. Isaacson (vice chair), Ms. Daly (secretary), Mr. Cox, Ms. Dufromont, Mr. Green (arrived mid-way through 6b)
Absent: Mr. Wilson (CPC liaison)
3. Reading and acceptance of November, 2015 minutes:
Amendments: 1. Wellington item, change "downtown" to "downstairs."
Motion to accept the minutes as amended, made by Ms. Daly
Second: Ms. Dufromont
In favor: All Against: None Abstain: Mr. Isaacson
4. Chair: Announcements: Description of Principal Office Assistant Position—Hope to fill position by next meeting.
5. Chair: Reading and description of correspondence—No Correspondence
6. Chair: Public hearings:
 - a. Demolition Delay Hearing: 20 Rich Street
Applicant Name: Carl Attardo, Attardo Real Estate Financing Company
An historical report was provided by Ms. Daly, detailing the full ownership and building history of the property.
Comments by Applicant: The applicant presented a purposed reconstruction of the house, and provided information about the interior of the house.
Discussion by WHC: Several questions were asked by the commissioners regarding the purposed reconstruction of the house regarding the lay out and materials to be used. A brief discussion took place regarding the ownership of the property and Mr. Richardson stated that the owners of the properties need to consent before a demolition determination may be entertained by the commission.
Motion that the property was not preferably preserved made by Mr. Isaacson
Second: Mr. Cox
In favor: All Against: None Abstain: None Recused: Ms. Dufromont
 - b. Demolition Delay Hearing: 70-72 Central Street
Applicant Name: Stephen Douglas, 45 Pierce Street, representing Coleman Family
Mr. Green arrived mid-way through Ms. Daly's presentation.
An historical report was provided by Ms. Daly, detailing the full ownership and building history of the property. Report is submitted with the minutes.
Comments by Applicant: Would like to demolish building in order to construct a three unit townhouse. Mr. Douglas stated that the property has undergone significant alterations since World War II.

Discussion with WHC: Mr. Isaacson described the historic landscape of the street, which was laid out in the 1830s. Henry Hartwell's father-in-law, George Miller, developed the street. Miller's house still exists as the back of La Campania Restaurant. The architecture of the home proposed for demolition cannot be found anywhere else but in that area of Waltham. Only two others are extant. The streetscape is a "classic New England streetscape." Ms. Daly and Mr. Cox asked whether the applicant had considered renovation. The owner, Michael Coleman 70 (Lurascella? Lane) stated that the home was beyond repair. Mr. Green expressed disappointment about the fact that Mr. Douglas has had multiple historic demolition requests over the years. Mr. Isaacson asked about partial renovation while preserving the façade and some elements of the exterior. Mr. Coleman said that the difficulty is in combining architecture across the lot line. Mr. Douglas said it's impossible to cross the lot lines. Mr. Coleman said it was impossible according to the Building Department. Ms. Daly asked about using the front building as a single family and then renovating the back. Mr. Richardson asked about converting the multi-unit into a single family building. Mr. Coleman said it would stand against the neighboring buildings. Mr. Cox mentioned the corner of Summer and Lyman Street renovation. Mr. Cox asked about moving the property. Mr. Coleman said neither were possible. Mr. Richardson asked if the applicant would be interested in tabling this for a month in order to keep the look architecturally, or taking a decision this evening. Mr. Douglas said that he was interested, but could not preserve the building. Mr. Green asked if they could come back with a new plan after the DDO was in effect. Mr. Richardson said it was possible. Ms. Dufromont said that she would like to see the property renovated, or she would have to be convinced that it was in such poor condition that it could not be salvaged. Mr. Douglas said it would be a slab-on-grade building with parking garages and parking out back. The applicant discussed ways to prepare plans for the new building with the board.

Motion to find the property preferably preserved, made by Mr. Isaacson

Second: Ms. Daly

In favor: All Against: None Abstain: None Recused: None

Recess—meeting reconvened at 8:15

7. Stonehurst: Monthly Report, Stonehurst Curator Ann Clifford

Summary: There will need to be two separate CPC applications for a roof. (1) Design. (2) Roof. Exterior preservation is "pending." It is urgent. It needs resolution.

Mr. Isaacson asked when the preservation was pending until. Ms. Clifford answered that "pending" meant that no exterior preservation was actually planned at this time. Mr.

Richardson said that the matter would be addressed later in the agenda at the will of the board. Preservation of collections is underway per the financial support by the WHC.

Ms. Clifford offered use of the house to the WHC for functions. Mr. Isaacson asked under what conditions. Mr. Richardson said that WHC could use the property as a city body at no charge, if there were no conflicts. Ms. Clifford said that it could be used for public programming. Ms. Daly said that we could do group education there with the public in attendance.

Report submitted to the Secretary by the Curator

8. Old Business

a. Discussion of antennae on historic facades

Summary: Matter arose regarding a number of previous development proposals, and Mr. Isaacson wanted to discuss the matter with the commission. Mr. Isaacson stated that he wondered if we could have a future clerical person investigate whether such policies relating to antennas on historic properties exist in other communities. He suggested postponing the matter and suggested the same for item b. Mr. Richardson agreed and felt that this touched on a larger issue, which was investigating properties beyond the one-year limit of the DDO, and possibly looking for a change in the DDO from the wording "building" to "structure," because we are limited by the current language. Mr. Isaacson concurred, looking for incentives and not just penalties. Mr. Cox mentioned programs on Moody Street. Mr. Green mentioned past and existing programs that might be positive. Mr. Cox described past programs that were slide presentations on benefits for historic preservation, for example, when to paint versus re-siding a house. Or "25 well-preserved houses in Waltham." Mr. Richardson tabled the item.

b. Historic plaques program and Carriage House/Outbuildings inventory

Summary: Since we still do not have an administrator, Mr. Richardson tabled the item. Mr. Richardson submitted a folder from Mr. Cox regarding previous information provided to owners of historic properties and said he would scan it so we have digital options.

c. 380 Lexington Street

i. Discussion of City Council Meeting

Summary: Mr. Richardson described the Committee of the Whole of the City Council Meeting. Most councilors were present. Ms. Daly, the traffic engineer, and Atty. Azadi were there, as was Chief Macpherson. The traffic commission presented their plans. No formal decision was made. They made a request for the traffic commission look into what it would cost to purchase the property. They also asked the Conservation Commission to research the streams. Ms. Daly mentioned the Section 106 review process, which Ms. Azadi said would apply.

ii. Feasibility and thoughts of our moving the house

Summary: Mr. Richardson asked Ms. Robertson at Gore Place about moving the carriage house to estimate costs. Mr. Isaacson asked if it was worth the while of the WHC to consider moving the house. Mr. Richardson said that we could indicate our position on the matter without making it a binding approval or disapproval. Consensus would be sufficient. The commission had consensus on the matter, that the property is, as Mr. Isaacson states, "a keystone property." Section 106 would apply.

Mr. Richardson said many considerations remain for the City Council to resolve.

Mr. Green asked if there were any other considerations on which we should consider offering consensus. Mr. Richardson said that the three options were the only current ones. Consensus was evident regarding favor of keeping the property where it is at, but if not possible, then moving the house on the property.

d. Notifying purchasers of historic properties

Summary: The packet was discussed in items a and b of this section. The item will be raised again next month.

9. New Business

a. 66-8 Central Street

Summary: Mr. Richardson wanted to open up discussion on the matter, which is before the Board of Survey and Planning, and is related to the above demolition delay at 70-72 Central Street. Mr. Isaacson and Ms. Daly attended a BSP meeting. Mr. Isaacson said that the developer would like to put in two townhouses at the end of the street. Mr. Isaacson said that it would have the same detrimental effect as addressed above. There are issues at BSP and possibly also in land court. One issue at BSP were curb cuts, the other appeared related to FAR and overall square footage. Mr. Isaacson said that there seemed to be some disagreement of the BSP and the case was continued until their February meeting. Mr. Isaacson proposes that WHC sends correspondence to the BSP describing the historic nature of the property and neighborhood. Ms. Daly said that there was also concern at BSP about density. Mr. Richardson described that boards have certain grounds for hearing matters. He believes that it is back in front of BSP after the court, for some kind of clarification and interpretation on the zoning requirements. Motion to approve the draft letter as presented by Mr. Green

Second: Mr. Cox

In favor: All Against: None Abstain: None

c. Wellington House Report

Summary: Mr. Green presented a memo outlining possible next steps and expenditures. It was discussed that the item could be reviewed by the CPC Chairperson to see which expenditures would be allowed. Mr. Green offered to request an appearance by the historic preservation architect, Mr. William (Chip) Sloan.

d. Fernald CPC Application

Summary: Mr. Green presented on the history of the property and current issues. Mr. Isaacson asked about creating a standing committee. Mr. Richardson said that creating a liaison would also be possible, but would require an amendment to our rules. He said he would leave it to the WHC to decide. The liaison would not be able to act without a formal vote, but they could convey information between the commission and other parties. Creating a committee could present challenges. Mr. Cox supported a liaison

position. Mr. Isaacson raised the issue that over time, more effort will be required. Mr. Richardson agreed, but felt that a liaison role could lead to a committee. Representative shall attend any meetings as requested by the commission and to the Ad Hoc Committee.

Motion to amend the bylaws to create a Representative to the City Council Ad Hoc Committee on the Fernald by Mr. Isaacson

Second: Mr. Cox

In favor: All Against: None Abstain: None Recused: Ms. Daly

Mr. Richardson nominated Mr. Green to be the Representative to the City Council Ad Hoc Committee on the Fernald

Mr. Richardson held an election to elect Mr. Green

In favor: All Against: None Abstain: None Recused: Ms. Daly

e. Rex Trailer

Summary: Mr. Green presented a CPC application regarding a plaque for Rex Trailer.

Comments will be forwarded to Mr. Green.

Tabled until the next meeting.

Motion to suspend the rules by Mr. Green

Second: Mr. Isaacson

In favor: All Against: None Abstain: None Recused: None

341 Second Ave

Point of Information: Mr. Richardson says that the zoning board of appeals has received a 40b application for the site. The ZBA requested that a commissioner be present. Mr. Richardson requested if a letter would be sufficient, stating that the property is not historic, or whether a letter is appropriate. Mr. Richardson has not heard back. The 48 hour window is in effect with which to register comments on the historicity of the property. However, he intends to sign off on a letter saying that the property is not historically significant. Ms. Daly says that nearly all properties on Bear Hill road are likely non-historic by age.

Creation of Subcommittees

Stonehurst Subcommittee: Mr. Green wishes to step down. Mr. Richardson would like to join. The committee is in agreement.

9 Hope Ave Subcommittee: Boston Children's Hospital/Former Waltham Hospital. To be chaired by Mr. Isaacson, with Ms. Dufromont and Ms. Daly as members. The committee is in agreement.

Suggestion of an education and outreach committee. Mr. Richardson believes that a subcommittee would be a valuable resource, community-wide and encourages creation of it. It could be used for educational outreach to other departments too.

Mr. Richardson will be making some proposed reviews and amendments to the bylaws.

Motion to reinstate the rules of the commission: Ms. Daly

Second: Ms. Dufromont

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

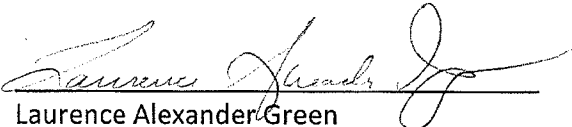
10. Adjournment

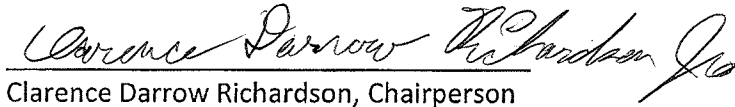
Motion to adjourn by Mr. Isaacson

Second: Ms. Daly

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

Respectfully Submitted, January 12, 2016


Laurence Alexander Green


Clarence Darrow Richardson, Chairperson