

MINUTES: Waltham Historical Commission Meeting  
February 10, 2016 (Rescheduled from February 8, 2016)

1. Meeting called to order at 7:30p.

2. Call of the Roll:

Present: Ms. Daly, Mr. Isaacson, Mr. Richardson, Ms. Dufromont, Mr. Wilson,  
Mr. Green arrived after agenda item 6.a.i.

Absent: Mr. Cox

3. Reading and acceptance of January 2016 minutes:

Motion to accept the minutes, made by Ms. Daly

Second: Mr. Isaacson

In favor: All      Against: None      Abstain: None

4. Chair: Announcements:

a. Principal Office Assistant Position filled by Ms. Pamela Lyons.

b. The City Council requested the presence of a commission representative to discuss  
380 Lexington Street further. Not much new information presented.

5. Chair: Reading and description of correspondence: none

6. Chair: Public hearings:

a. Development Prospectus Hearing

i. Development Prospectus Hearing: 96 Linden Street

Applicant Name: Atty. Michael Connors of Connors and Connors located at 6 Lexington  
Street, on behalf of the Applicant.

Comments by Applicant: The applicant's representative provided the commission with a  
brief description of the project.

Discussion by WHC: Mr. Isaacson asked about the location of the building on the  
property. Ms. Daly asked about the order of conditions issued by the Conservation  
Commission. It was stated that this property abuts the Mass Central Rail Trail.

Motion that the property is not historically significant; however it does abut historically  
significant property, i.e. the Mass Central Rail Trail made by Ms. Daly.

Second: Mr. Isaacson

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

Recess—meeting reconvened at 7:52p

b. Demolition Delay Hearings

i. Demolition Delay Hearing: 321 Prospect Hill Road

Applicant Name: Mr. Archie Bennett, 110 Cushing Street, Waltham, on behalf of the  
applicant.

Comments by Applicant: Applicant provided research that he had done regarding the history of the property. Research included maps, voting records, and census records. House built by Mr. William Totten, Jr. and resided in by Mr. Edwin Adams.  
Discussion by WHC: Ms. Daly provided supplemental historic information. Commissioners had several questions regarding who actually resided in the property versus who built the house. It was the belief of the applicant that Mr. William Totten, Jr. resided in a house on Dale Street. Commissioners disagreed with Mr. Bennett because city records show Mr. William Totten living with Mr. Edwin Adams for some period. Also, the house is the only Victorian house in the vicinity.

Motion that the building on the property is not preferably preserved made by Mr. Wilson

Second: Mr. Isaacson

In favor: All      Against: None      Abstain: None      Recused: Mr. Green

ii.      Demolition Delay Hearing: 59-61 Robbins Street

Applicant Name and Address: No one was present on behalf of this application.  
Discussion by WHC: Commissioner Daly presented a report on the history of the property. The house dated back to 1869-74. The house had been predominately inhabited by people who were employed by the Waltham Watch Company. Ms. Daly did not think it was historically significant or preferably preserved. Mr. Isaacson stated that it was one of the first houses on Robbins Street and somewhat architecturally unique but concurred with Ms. Daly.

Motion that the property is not preferably preserved made by Ms. Daly

Second: Mr. Isaacson

In Favor: Mr. Richardson, Ms. Daly, Mr. Isaacson, Ms. Dufromont, Mr. Wilson  
Against: Mr. Green      Abstain: None      Recused: None

iii.      Demolition Delay Hearing: 73 Pond Street

Applicant Name: Mr. Arthur Bennett, 110 Cushing Street, Waltham, on behalf of the applicant.

Comments by Applicant: The applicant identified the particular structure on the property that was to be demolished, and provided some historic information regarding the property.

Discussion by WHC: Several questions were asked regarding the multiple buildings on the property as well as nearby. The applicant's representative stated that only the industrial building identified in the MACRIS report provided would be demolished and that the other residential-looking buildings on the lot would remain and potentially be remodeled. Mr. Richardson asked about the reuse of the property and no specific details were provided. Commissioner Isaacson pointed out that this is to be the new location of Boston Bark, replacing the facility on Elm Street.

Motion that the industrial building on the property is not preferably preserved made by Mr. Wilson

Second: Ms. Daly

In favor: All      Against: None      Abstain: None      Recused: Mr. Green

Motion to suspend the rules of the Commission to take an off-agenda item out of order made by Mr. Isaacson, Seconded: Mr. Green. All in Favor

## **7. CPC:**

Presentation by: Mr. Wilson

Arrigo Farm funds have been forwarded for a year. Exterior façade historic funds have been requested by Sacred Heart Church for the Front doors, entryway, and concrete stairs. The CPC wishes to know by letter if the project is Historic and on the National Register. No commissioner present had gone to the site, despite claims from the applicant that they had. Mr. Richardson believes that they need approval from the commission to move forward in obtain CPC funds. Questions were asked about when the applicant would have to come in front of the commission. Ms. Daly was not immediately able to locate an NRHP listing. Property does not seem to appear on the NRHP. Mr. Richardson stated that he needed to see whether Mr. Cox had visited the site, and was concerned if that was not the case. He requested further information, and said he would have the Administrator reach out to the applicant about whether or not to come before the commission.

Mr. Jim McElroy, 71 Leslie Road, Waltham, MA  
14-22 Elm Street

Mr. McElroy had appeared before the commission in June 2015 regarding renovations. Since then he has assembled plans and financial estimates and went before the Community Preservation Commission on February 9, 2016. He consulted with Sally Zimmerman and Doyle Engineering. The hall has a significant social history, as attested by Mr. McElroy, including dozens of nationally important figures. Mr. McElroy bought the building to save it, but has limited resources to improve its condition. He presented materials to the commission. Mr. Wilson stated that the WHC had supported Mr. McElroy's presentation, but wanted to see more. Mr. Green asked questions about the building façade. Ms. Daly asked about which version of the original building to restore because the marquis was added in the 1920s. Mr. McElroy stated that he intended to rehabilitate the 1920s marquis version of the building. Ms. Daly asked whether or not a historic preservation restriction might have to be applied to the façade. She suggested that an easement was insufficient. Ms. Dufromont said that her June notes state that a restriction might be possible for the city to apply to a private building. Mr. Richardson asked if Mr. McElroy would be amenable to a preservation restriction. Mr. Isaacson asked about the façade and questioned the part of the materials that said concrete would be used, Mr. McElroy replied that it was an error on the drawing. Mr. Richardson stated that he would be more than happy to consider writing a letter in support of the

application, contingent on adherence to the rules and regulations. The commission will discuss this project in March. There were questions about whether the commission had approved this project in the past when Mr. McElroy had been before the commission previously.

Mr. Wilson excused himself for the remainder of the meeting.

Mr. Richardson would like to create an education and outreach committee. There was support for this. Mr. Richardson informally created it and present details next month and would obtain commission approval.

Motion made to reinstate the rules of the Commission made by Ms. Daly, Second by Mr. Isaacson. All in Favor

**8. Stonehurst: Monthly report, Stonehurst Curator, Stonehurst Subcommittee**

Presentation by: Ann Clifford, Curator

Comments: Report submitted into record. The city is moving forward to consider bids for a restoration of the roof of Stonehurst. Terrace restoration: a draft CBDG application for funding for restoration of the terrace had been created and submitted to the commission. The CBDG application is due February 19<sup>th</sup> and Mr. Richardson does not think that is sufficient time to have it submitted this year. Mr. Richardson mentioned that the Building Department is willing to attempt a less extensive restoration and if the Building Department's attempt/recommendations are insufficient, then the WHC would consider putting forward for CBDG funds in the next round of funding. Ms. Dufromont asked whether the terrace restoration could occur before the busy season. Ms. Clifford felt that it could be. Ms. Dufromont stated that it is currently very unsafe.

**9. Wellington House: Monthly report**

Presentation by: Mr. Green

Comments: Mr. Green spoke with Ms. Young (CPC) to ascertain what the remaining funds could be spent on. There is urgency to complete the phase. Mr. Green will seek appropriate surplus furniture for use in the building, possible storm windows, and other steps with remaining funds.

**10. Liaison and subcommittee reports:**

Fernald

Presentation by: Mr. Green

Comments: Report submitted into record. Current status of Fernald process was described. Mr. Green will present the report on the NW and the CPC application for recordation to the Ad Hoc Committee.

Motion to accept Mr. Green's report on the NW as a report of the commission made by Mr. Richardson

Second: Mr. Isaacson

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

9 Hope Ave

Presentation by: Mr. Isaacson

Comments: No report

**11. Old Business:**

- a. Historical plaques program and Carriage Houses/Out buildings inventory  
Comments: Mr. Richardson has presented these to Pamela and they are gathering information.
- b. Look into whether other municipalities have regulations on attaching antennae to historic facades  
Comments: Mr. Richardson has presented these to Pamela and they are gathering information.
- c. Notifying purchasers of historic homes  
Comments: Mr. Richardson has presented these to Pamela and they are gathering information. All items (a-c) are tabled until March.

**12. New Business:**

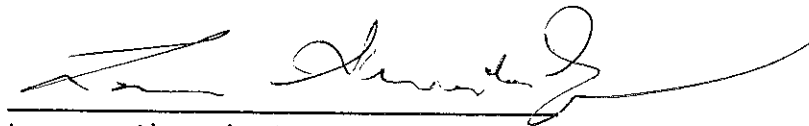
- a. Brandeis Castle: Comments: The property is not before the commission. It may be before the commission in March. Mr. Richardson has advised commissioners that because the castle is not formally before the board, we do not have a comment. We have not seen a proposal regarding the demolition.
- b. Budget: Mr. Richardson presented the budget for review and future comment. He also discussed the workings of the Paine Estate budget as an example of how a Wellington Budget would work.

**13. Adjournment**

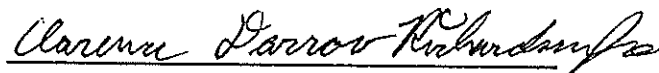
Motion to Adjourn made by Ms. Daly

Second: Ms. Dufromont All in Favor

Respectfully Submitted



Laurence Alexander Green



Clarence Darrow Richardson, Jr., Chairperson