

Waltham Historical Commission Minutes, 10/19/15

Members Present:

Mr. Cox, Ms Daly, Ms Dufromont, Mr. Green, Mr. Isaacson, Mr. Richardson  
Mr. Wilson absent, arrived at Public Hearing number 1.

1. Reading and acceptance of minutes:  
Ms. Daly amended minutes (c. a.) second by Mr. Green to state “& has historic meaning.” All in favor  
Ms. Dufromont amended (g and i ) to say “Connors” instead of O’Connors.  
Mr. Green second. All in favor.  
Mr. Isaacson votes to accept amended minutes. Mr. Green second. All in favor.
2. (a) Principal Office Assistant Position: Mr. Richardson: There are two applicants. Times for meeting for interviews are being scheduled. He will update the members.  
(b) Walk-through of Waltham Hospital: Representatives of the hospital would like to schedule a walk-through. Mr. Richardson queried if the meeting had happened. It had not. Mr. Richardson will inquire with the hospital representative to set a time for the meeting.

Public Hearings:

- (1) Development Prospectus 144 Moody Street: None spoke in favor. At the September WHC meeting, the WHC determined the property was historically significant. As such, the applicant was not obliged to come if they had no contest with the determination. Language used for 144 Moody Street determination in September was proposed by Mr. Richardson. Mr. Cox requested firmer language. Mr. Richardson said he would consult with the applicant and move forward per their acceptance of strengthened. Mr. Isaacson motion, Mr. Cox amended, Ms. Daly second, Mr. Wilson abstained, all in favor. Mr. Wilson entered during the hearing.
- (2) Development Prospectus 205, 225, & 231 Second Avenue—Mike Connors. 6 Lexington Street. Connors & Connors. Representing Alexander Real Estate Equities. Mr. Connors stated that proposed development is phase II of a multi-phase redevelopment. Request is for a special permit for FAR, which entails demolition of an annex building. Motion that the development prospectus is signed off on, as not historically significant. Ms. Dufromont. Second Mr. Isaacson. All in favor
- (3) Development Prospectus 244 and 256 Second Ave.—Mike Connors. 6 Lexington Street. Connors & Connors. Representing Second Avenue Hotel LLC. Motion that the development prospectus is approved as not historically significant. Ms. Daly. Second Mr. Isaacson. All in favor.

Recess.

(4) Demolition Delay Hearing: 17 Wadsworth Avenue

Applicant: Sean Donlon, 74 Crestview Ave.

Walter Oehnemus IV, 44 Montclair Ave

1910 Property. Applicants stated that remodeling was not economically feasible. A redevelopment design was proposed by the applicants.

Comments from the commission: Mr. Richardson stated that the board's concern was about the streetscape. Ms. Daly provided a report stating that it did not appear that anyone historically significant lived there, except a renter. It was a rental property through 1940. Part of a subdivision built by Edward Wadsworth in 1886. The property was owned by Ellen Mears who lived next door. Mr. Green asked who advised them on the project. Applicant replied Sam Stewart, architect. Mr. Cox asked if they considered the driveways, garage doors, etc. and they answered that the design would not accommodate more. Mr. Isaacson's concern was the size of the proposed lot crowding the current streetscape. He asked about a possible porch. The applicant would not consider a porch but would consider a covered area.

Motion: To approve the property for demolition.

Motion: Mr. Isaacson

Second: Mr. Cox

Vote: In Favor: All            Against: None            Abstain: None

(5) Demolition Delay Hearing: 25 Fiske Street (Garage, separate from house)

Applicant: John Izzi 170 Linden Street, Deborah Izzi, 170 Linden St.

Applicant stated that the board of health recommended that it be demolished, and the building department concurred.

Comments from the Commission: Ms. Daly described the property as having been owned by Mary Manning, secretary to a physician. Part of the Fiske estate. Built shortly after purchase from Fiske—sold in 1898, house built there by 1900. Mr. Cox asked if the carriage house is on the same map and Ms. Daly said it was. Mr. Isaacson stated that the exterior was in good condition and inquired about the interior and when the current owners purchased. They replied 1983 and that the interior is a bit dated. Mr. Isaacson inquired about a survey to determine how many carriage houses are left. He stated that he would not oppose demolition at this point due to condition. Mr. Richardson asked if they intend to build anything in its place. They answered not. Mr. Cox asked about any chance of restoration, but the owners state that they intend to sell. Mr. Green commented on the structural flaws of the garages and how to fix them. Mr. Richardson stated that the building inspector deemed the property unsafe.

Motion: To approve the property for demolition.

Motion: Mr. Wilson

Second: Mr. Cox

In Favor: All            Against: None            Abstain: None

(5) Stonehurst Monthly Report:

#### CPC Roof Restoration:

Comments from commission: Mr. Isaacson asked how much of the expenses of Stonehurst are covered by use fees. Mr. Richardson stated that the use fees are given to the city general fund. Mr. Isaacson stated that he saw two main goals in the proposal (a) roof and (b) exterior. Ms. Clifford stated that a small group (unidentified) provided the sum, which Mr. Isaacson noted does not cover the full project. Mr. Clifford stated that it was now the mayor's decision to determine exact amount and asked the commission to approve the overall concept. Mr. Isaacson believed that it was for emergency roof repairs. Ms. Clifford replied that it was a wider project. Mr. Isaacson noted a discrepancy between the estimate in the appendix and the amount in the main part of the application. Ms. Clifford said they were not the same numbers. Mr. Isaacson was concerned about the water damage abatement not being quoted in the draft. Ms. Clifford stated that a CPC application was general, for simply getting money first, then doing the work and determining scope of work. Mr. Isaacson noted that the work would not be done in time for winter. Ms. Clifford replied that some work had been done by the city to take preliminary steps to enhance snow removal. Ms. Daly noted that on page 5 of the budget it was unclear whether the 10% for the preservationist is not reconcilable with the budget. Ms. Clifford said it was to be determined and that the Building Department would make the presentation.

Mr. Richardson asked about who the small group mentioned by Ms. Clifford was. Ms. Clifford replied that it was the Superintendent of Buildings, Building Maintenance, and Commissioner of Housing.

Mr. Green said he does not support the application as presented. He said he has not heard of a CPC application of this kind with unclear financial figures and asked for clarification on a number of items presented in the application.

Ms Clifford said Haffey was out on Friday and his work would be under specific conditions for exterior repair.

Mr. Cox asked what happens if the whole process does not go well. Ms. Clifford stated that she could not imagine that the CPC application would not go forward. Ms. Clifford stated that it was the commission's will in the September meeting to run the application through the Building Superintendent.

Ms. Daly asked if the application was going to come back to us for review.

Ms. Clifford described that this was a unique form of review.

Mr. Cox asked whether this would be reviewed by MHC. Ms. Clifford replied that it would.

Mr. Cox wondered if the WHC should have a letter requesting city support for the roof and basic maintenance done for the winter.

Mr. Wilson said that he supported Mr. Cox's and Mr. Green's statements and supported a letter being written. Ms. Clifford emphasized the need for proper lead coated copper and materials.

Ms. Dufromont stated that she agreed with Mr. Green and Mr. Cox that the roof should be renovated and that the whole amount of the request to CPC should be for emergency roof replacement.

Mr. Richardson suggested an emergency letter for support for winter damages and a later CPC application.

Mr. Cox was concerned that the application might need to go forward sooner.

Mr. Green stated that he was unsure that the letter would impede the application.

Ms. Daly supported an emergency letter and approval of as much money as needed.

Ms. Daly motion for Mr. Richardson to draft a letter to provide to the commission for approval stating that the WHC approves of the project by Stonehurst via the CPC to repair the roof with as much money as needed.

Second: Mr. Cox

Vote:

In Favor: All except

Against: Mr. Green

Mr. Cox requests that Ms. Clifford draft a separate letter to share in November with the board, to be shared with the Building Maintenance department regarding steps to do winter emergency care, along with a letter.

Ms. Clifford noted that the insurance check for winter damage came through for \$19,850.

*Ghostbusters III* was filmed at the estate. It was done respectfully and expertly. Some repairs were done by building maintenance and the film crew.

Collections:

Function Director and Ms. Clifford recommended raising the function security deposit to \$500.

Motion: Mr. Green

Second: Mr. Wilson

All in favor

Request by Ms. Clifford for \$1250 repair for rug in the great hall.

Motion: Mr. Cox

Second: Mr. Wilson

Vote: All in favor

Request by Ms. Clifford for repair for third-floor windows and repaired glass to protect collections: \$2450. Mr. Cox asked if the ground floor has UV protection. Ms. Clifford affirmed. Mr. Richardson commented that we are moving through the budget quickly and we should save some funds. Ms.

Clifford replied that it would leave \$1800 in the fund for collections, which is a reasonable buffer.

Motion: Ms. Daly

Second: Mr. Cox

Vote: All in favor

Mr. Cox asked that we consider a raised budget for collections. Mr. Green suggested that a portion might be taken from the rental use portion of the budget. Ms. Daly suggested that we consider an option even though it might be challenging to create a special fund.

## 8. Old Business

- (a) New demo delay form was provided by the chair. Ms. Daly asked if we could do a digital version. Mr. Richardson said the city is not yet digitized for documents. Mr. Wilson asked where people could get the form. Mr. Richardson said he would send it to all department heads. Mr. Cox asked if it would be worthwhile to provide what makes a property historic. Mr. Richardson said he had omitted it for saving space but would be amenable to a revision. Ms. Daly expressed a desire to prevent applicants from making the board provide information on an applicants' behalf. Mr. Richardson expressed that there are limits to enforcement for applicants providing clear information on a property even though they are required to do so. Mr. Isaacson raised the question of whether or not partial demolition is considered in the city. Mr. Richardson said it was a reference to "substantial" demolition in the DDO. Mr. Isaacson suggested a few other emendations to the form. Mr. Isaacson asked that other city documents reflect the necessity of this form being submitted.
- (b) Discussion of Antennae on historic facades—Mr. Richardson asked that it be tabled  
Mr. Isaacson tabled  
Mr. Cox seconded  
All in favor
- (c) Training for members—Mr. Richardson removed it from the agenda. Mr. Wilson seconded. All in favor.

## 9. New Business

- (a) Council resolution regarding 380 Lexington Street.  
Council would like the traffic commission to consider widening intersection of at Lexington St. and Totten Pond Road. Mr. Richardson submitted all the information including recent DDO invocation to the Clerk. He offered to come to the council. He has not heard any information since. Ms. Daly noted that the house is currently close to the road. Mr. Richardson asked to remove this item from future agenda items.
- (b) Historical Plaques.

Mr. Isaacson forwarded information for an application process in 1986 for historical plaques discovered in the Historical Society. Mr. Isaacson noted a similar program in Newton exists. Mr. Cox stated that the program once existed and then stopped, though he is uncertain why. Mr. Richardson suggested that the board consider this once the board has a new employee or if the board wants to put an application together. Mr. Isaacson wondered if there could be a legal issue in handling funds. Mr. Richardson replied that the city would have to determine what the fee would be and there could be no additional fees. WHC would simply approve the plaque. Mr. Isaacson suggested postponement in concurrence with Mr. Richardson. Mr. Cox and Ms. Dufromont concurred. Mr. Richardson decided to leave it as Old Business. (c) Mr. Richardson raised the issue of carriage houses being inventoried, but suggested limitation of resources for delaying consideration of the item. Mr. Isaacson spoke of an approach of hiring consultants. Mr. Cox concurred and suggested looking at all outbuildings. Ms. Daly mentioned the need in particular to look at NHRP buildings, mentioning recent examples from Gore Place to 380 Lexington Street. She also noted that School Street had many of these properties. Mr. Richardson will continue to list this item as old business.

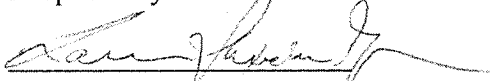
Adjournment:

Motion: Ms. Dufromont

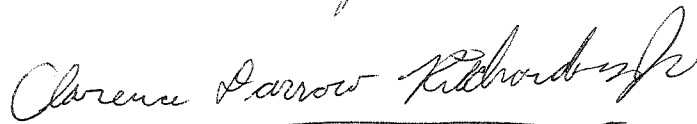
Second: Ms. Cox

Vote: All in Favor

Respectfully Submitted



Laurence Alexander Green



Clarence Richardson, Chair