

MINUTES: Waltham Historical Commission Meeting
Monday December 12, 2016

1. Meeting called to order at 7:15 p.m.

2. Call of the Roll:

Present: Commissioner Daly, Commissioner Isaacson, Commissioner Richardson, Commissioner Dufromont, Commissioner Wilson

Absent: Commissioner Cox and Commissioner Green

3. Reading and acceptance of November, 2016 minutes:

Amendments: All amendments were emailed to Pam, and updated to reflect all changes.

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

Second: Commissioner Isaacson

In favor: ALL

Against: None

Abstain: None

4. Reading and acceptance of minutes of Fernald Special Meeting

Motion to accept the minutes as amended made by Commissioner Isaacson

Second: Commissioner Dufromont

In Favor: ALL

Against: None

Abstain: None

Recused: Commissioner Daly

5. Chair: Announcements: None

6. Chair: Reading and description of correspondence: A letter was shared with the commissioners from Mr. Stephen Duffy regarding the Fernald, and a few other questions which were addressed via email.

7. Chair: Public hearings:

a. Development Prospectus Hearings:

i. 17 Prospect/105-111 Russell Street Zone Change

Philip B McCourt Jr. 15 Church Street, Waltham MA 02452

Going to City Council for a zone change, then a special permit. Three separate properties, three separate zones, they plan bring them all under business B.

Proposal eventually to put a 50 room boutique hotel.

Motion that this property is not historically significant made: Commissioner Daly

Second Commissioner Isaacson

In Favor: ALL

Against: None

Abstain: None

ii. 1077 Lexington Street / 170 High Street

Tyler P. Haynes Associate 900 Elm Street Manchester, NH 03101

Two telecommunication facilities for Verizon Wireless. Fill a gap in wireless coverage for Waltham.

Motion that the property at 1077 Lexington Street is not historically significant made by Commissioner Isaacson

Second Commissioner Daly

In Favor: ALL

Against: None

Abstain: None

170 High Street

Tyler P. Haynes Associate 900 Elm Street Manchester, NH 03101

Motion that the property at 170 High Street is not historically significant made by Commissioner Isaacson

Second Commissioner Daly

In favor ALL Against: None Abstain: None

iii. 64 Pine Street

Atty. Joe Connors 404 Main Street, Waltham MA

Joe Connors representing David Gerard who owns an auto repair facility, and would like to operate and run a used car lot. Needs a special permit from council to run the lot. Parking lot is on the corner of Cooper St.

Motion that the structure is not historically significant made by Commissioner Daly

Second Commissioner Dufromont

In Favor ALL Against: None Abstain: None

iv. 49-53 Linden Street / 375 Main Street

Bill Proia 700 District Drive, Burlington MA 01803

The plaza across from the court house. Move the gas dispensers closer into the lot, realign to get the pressure off the intersection.

Motion that both addresses are not historically significant made by Commissioner Daly

Second Commissioner Isaacson

In Favor ALL Against: None Abstain: None

v. 746 South Street

Paul Finger 14 Spring Street Waltham, MA

Concrete block building, vacant, trying to find a tenant for it. Removing structure to put in an office building, two floors with parking below. New structure will be around 25,000 square ft., which is double the size of the current building.

Motion that the structure is not historically significant made by Commissioner Isaacson

Second Commissioner Daly

In Favor ALL Against: None Abstain: None

b. Demolition Delay Hearings:

i. 185 Willow Street

Applicant Name: Philip B McCourt Jr. 15 Church Street, Waltham MA 02452 Attorney representing owners and owners' partner.

History of the structure and inhabitants provided by Commissioner Daly.

Comments by Applicant: The health department and fire department are concerned. It's been totally unlivable and vacant for many years. Photos of the inside of the house and an e-mail from the fire department were given to the commissioners. The interior is bowing and the walls are buckling because the house is sagging about 4 inches. The sagging roof can be seen in the photos, there is a large water leak.

Discussion by WHC: Is the property going to look similar to this or completely different? It's going to be 3 stories however cannot exceed 35 ft. How many units? The most would be 9, but city council would have to comment on that. And by right? 2 or 3. The applicant plans to go before city council for special permits. Inside there is mold, asbestos, and a lot of deteriorating. The historical commission would like to take photographs inside before it's torn down. The owner offered to put up a commemorative plaque. If the WHC was to place the demo delay on the property, what would happen in one year? The same thing.

Motion that the property is not preferably preserved made by Commissioner Wilson

Second: Commissioner Dufromont

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

Recess 7:56 p.m. meeting reconvened at 8:05 p.m.

8. Stonehurst: Monthly Report, Stonehurst Curator Ann Clifford

Summary: A brief summary was presented by Ann Clifford. Bill Forte is reviewing the final specs and drawings. The letter of intent was submitted to the Mass Cultural for the grant. Full application is due Jan 13th, it would be nice to submit a letter from the WHC in support. Need an estimate for a piece of furniture that has fallen, and the glass on the door broke. Not sure how the furniture fell and broke.

Report submitted to the Secretary by the Curator

9. Wellington House: Monthly Report: No report

10. Liaison and subcommittee reports:

1. Fernald – Commissioner Daly recused herself. Report was presented that Alex submitted. Announcement Meeting held Dec 13th, 7pm posted on the city website.
2. CPC- Provided the Wellington House inventory list, CPC would like the property insured. Music Hall has been tabled it's gone to the long term debt committee.
3. Historic Inventory – waiting to hear from the state on our application. If invited to apply, we would then have to proceed with a CPA application. We've been out in the field taking GPS readings.
4. Edu. & Outreach – Plaque program, issues with the plaque. Need to look further into that, other suppliers, or contact the contractor personally to resolve the issues with the plaque.

11. Old Business

- a. Residential historic markers and purchasers of historic homes programs
Mort and Pam will reach out again to Ould Colony Artisans.

12. New Business

a. Discussion of Woerd Ave Bridge Letter

Modify the letter to read that Miss Ryan was the first female to obtain a master's degree at MIT. Submit the letter to Councilor Rourke for his approval, and take an official vote at next month's meeting.

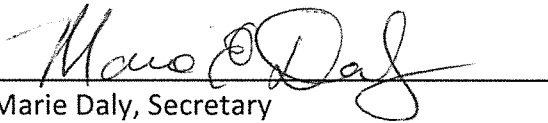
13. Adjournment

Motion to adjourn by Commissioner Daly

Second: Commissioner Isaacson

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