

## Weston Historical Commission

Monday 4 November 2019, 2019-7:00 pm, Town Hall Select-board's meeting room

**WHC Attendees:** Phyllis Halpern (PH), Stephen Wagner (SW), Al Aydelott (AA), Henry Stone (HS), Kathryn Scadden (KS), Alicia Primer (AP), Alan Fobes (AF)

**Staff Present:** Margy Cohen

**Others Present:** Adrienne Giske (JST), Dina and Jonathan Leeman (145 Newton Street), Guy Grassi (183 Ridgeway), Jonathan Uhrig (183 Ridgeway), Inna Braginsky (22 Silver Hill), Cecily Cassum (WAIC), Steven Geogaklis (215 Boston Post Road), Michael Collins (97 Loring Road), Mary McKee (700 Boston Post Road), Stephen Dirrairie (316 Wellesley Street), Lars Unhjem, Mark Romanowicz and Anand Boscha (751/761 Boston Post Road)

**7:00:** PH called the meeting to order

**Public Comments:** none

### Demolition Delay Bylaw- Public Hearings-

**145 Newton Street:** 1928- partial demolition- miscellaneous additions

House is a craftsman bungalow, a form rare in Weston. Much original fabric retained, especially notable on interior. AP moved to find the house Significant, HS seconded. All in favor.

Homeowner described plans to expand second floor, increase height from 21' to 26', on same footprint. Gable would be centered on façade. Materials would be cedar shingles and wood windows. Separate garage would have restored windows and new doors to replicate original, non-functioning units.

AP moved to find the proposed changes Not Detrimental to the house and not to impose a Delay, HS seconded. All in favor. PH to draft letter to the ZBA regarding HC support for plans.

**183 Ridgeway Road:** 1940- *Chiltern Hundreds Historic Area*- partial demolition- remove house above 1<sup>st</sup> floor framing and replace

House previously voted Significant and 12 Month Delay of Demolition imposed.

Architect described changes to plans: addition shifted back to eliminate projection on front façade, portico would be added to front entrance. Bricks would be salvaged and reused, roof slates possibly reused, and copper gutters would replace wood.

HC praised changes to plans and acknowledged amount of work done by homeowner and architect to find good solutions to issues raised previously. Board stated praise for revisions to plan and to willingness of homeowner to adopt Board suggestions.

KS moved to lift Delay of Demolition, based on plans dated 10/17/19, AP seconded. All in favor.

**74 Orchard Avenue:** 1910- *Orchard Avenue Historic Area*- TOTAL DEMOLITION- house, garage and shed

House previously voted Significant. PH noted that applicants missed last meeting because of a scheduling mix up.

Applicants stated they had no plans for replacement structure to present.

PH and HS stated HC goal of saving the Billiard Room, which was moved there from 80 Orchard Avenue. AP stated importance of social history, craftsmanship and materials used in the Billiard Room. PH reviewed MA HC website information about Orchard Avenue Historic Area. AA stated that the Billiard Room represented the Estate Era of Weston history and fit well in historic neighborhood. AA asked to see Site Plan for any new construction and stated that applicants would need ZBA and Planning review.

AP moved to impose a 1 Year Demolition Delay because loss of house would obviously be Detrimental to historic neighborhood, AA seconded. All in favor. 1 Year Delay of Demolition imposed, retroactive to previous meeting date.

**700 Boston Post Road:** 1852- Weston Center School House- *Boston Post Road National Register Historic District*- partial demolition- Moving front door and windows, replace and extend deck, add handrails

Building was former school house, one of only a few extant in Weston and part of BPR National Register Historic District. AA moved to find the house Significant, AP seconded. All in favor.

Architect described plans to remove unused chimney, move front door to center and add side lights, and extend front porch to connect to side entry. Wood would be used for porch and lattice.

AA moved that the changes proposed were Not Detrimental to the house and not to impose a Delay, HS seconded. All in favor.

**97 Loring Road:** 1937- partial demolition- Additions on 1<sup>st</sup> and 2<sup>nd</sup> floors, rework 2<sup>nd</sup> floor and roof with steeper pitch, rework façades

PH stated that house was built in 1937 with numerous more recent changes. HC had previously voted the house Significant and PH stated that the Board could change that determination. SW stated that the house was not Significant because of the number of changes made in the past.

Architect and homeowner stated that many parts of the house were not original. Stated that Special Permit was required for work.

AA moved that the house not be declared Significant, KS seconded. 5 voted in favor, 2 opposed. House not declared Significant.

### **751/761 Boston Post Road project:**

Applicant Unhjem stated revised plan for historic structures within context of planned development.

- Stated project and meeting timeline.
- Stated original plan clustered historic buildings along Boston Post Road, with a berm built behind them to hide new town homes from the street.
- Stated Farnsworth House together with Eleanor Raymond designed wings would be moved and wings repositioned. Stated that house would be for residential use, as guest quarters, as well as work from home office space and meeting room.
- Stated that historic barn would be donated to Land's Sake and disassembled for move. HS asked who would pay for move. Applicant stated they would pay to move. Board stated concern about storage and reconstruction of barn parts.
- AA asked about documentation of buildings. Applicant stated it would occur in the future.
- Stated that 761 BPR (Greek Revival house) would remain in place. Stated that it would be used as leasing and management office space. AA stated that newly created courtyard was an opportunity.
- AP stated that interior spaces in 761 and Farnsworth House were significant and important to preserve.

AA and HS to visit and devise list of important architectural details for future preservation. PH to draft memo to ZBA in advance of 9 December hearing. PH to provide to development team Historical Society monograph on Farnsworth House.

### **Other business:**

#### **215 Boston Post Road:**

Owners requested CPA funding for restoration work ongoing at house and asked HC to begin process of PR. SW asked HC to consider where the house would fit in HC priorities. AA asked what original fabric was left in the house to preserve. Applicant stated there were 4 original windows still in attic. Applicant showed HC proposed replacement garage doors.

AP moved that the HC do a Site Visit to investigate house, HS seconded. All in favor.

#### **316 Wellesley Street:**

PH read 1997 ZBA Variance stating that house would serve as accessory dwelling for main house with many conditions, among them a PR and adherence to CSHDC standards. AA stated that Planning Board "no disturb" area had recently been altered.

Building manager for new owners stated that building had mold problem from long deferred maintenance. Asked about replacing cedar shake roof with asphalt.

Site Visit to be scheduled.

**Woody Flowers:** AA and AG stated that former HC member Woody Flowers had recently died and shared some of his many accomplishments with the HC.

**Project Updates:**

**Old Library:** Cecily Cassum for WAIC returned for further discussion of banner location and method of hanging. HS stated HC preference for hanging banners on either side of door canopy for symmetry. PH stated importance of maintaining view of front façade. SW stated banner on west side of door would have better visibility to traffic. AP stated Board concern about covering dedication plaque on façade. AA asked if banners would be lit and asked that lighting be considered before installation. AA stated that each banner would require 4 holes in building mortar. HC stated concerns about installation in mortar and asked that WAIC consider their plan to hang on either side of door.

HS to follow up with WAIC on mounting methods and materials.

**JST:** Adrienne Giske stated update. Stated that bid timing was extended until 18 November. HC letter of support was circulated. AP moved to approve letter, HS seconded. All in favor.

**Preservation restrictions status discussions:** none

**De-Accessioning project:** PH stated that Taunton blanket chest had sold at Skinner's auction for \$52,000. HC requested that funds be earmarked for historical projects.

**Treasurer's Report:** AF reported no change.

**Administrative Approvals:** none

**Historic Marker Applications Received:** none

**Next meeting:** 2 December 2019

HS moved to adjourn, AP seconded. All in favor. **Meeting Adjourned: 10:15 pm**

**Minutes submitted by Alicia Primer**