

Members Present: P. Halpern (PH), S. Wagner (SA), A. Aydelott (AA), H. Stone (HS), John Thompson (JT), Mara Burnett (MB), Kathy Scadden (KS)
Staff Present: C.Zale (CZ)

Location: online

Attendees: Ford Curren, Adrienne Giske (Friends of JST)

See attached Demolition Delay Review Summary on Page 3-4

S.W called meeting to order @ 8:02pm and read an open meeting law disclaimer from the Governor regarding open meetings.

Agenda Item:

1. Public Comments: SW addressed the later meeting start time. There was a mix up with the agenda and the meeting start time listed as 8:00pm on the posted agenda. Timing was confirmed with Town Hall to hold the meeting at 8:00pm as noted on the agenda.
PH instructed commission members to send names and addresses to CZ to share with MHC to update their contact information.

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 2 - 5:

- A. 95 Newton Street Public Hearing: Continued to 2/8/22
- B. 109 Highland Street Public Hearing: Continued 2/8/22
- C. 26 Skating Pond Public Hearing: Proposal not detrimental; No Delay imposed

3. Review

A. **189 Merriam St** House is within Silver Hill Historic District and had previously come before the Commission. The owner reached out to the Commission to see if they could change the previously approved siding on the gable end of the house. Owner, Dave Connolly, explained to the commission that the house would be going on the market soon and realtors had suggested breaking up the horizontal siding with vertical board and batten siding. Commission in agreement that the original horizontal siding is preferable. KS moved to not support vertical board and batten on the gable end, HS seconded. All in favor. Commission appreciated applicant bringing this before them

4. Other HC Business:

A. 316 Wellesley St Preservation Restriction SW and PH gave brief overview of Preservation Restriction that was drafted for the property. A letter was received on behalf of the owner that the statute of limitations had expired and he was no longer obligated to put in the Preservation Restriction and sought support from the HC to separate the old house from the new house and create two lots. If the HC supported that request then he would agree to reinstate the Preservation restriction on the property. The Preservation Restriction was part of a requirement from a previous ZBA Variance that was never completed.
CZ noted that John Field suggested the Commission vote to bring this letter to Town Counsel to respond to the letter. JT made motion for Town Counsel to review and respond to the letter, HS seconded. All in favor.

- B. 669 BPR – Update PH gave brief overview of the property. A demo delay previously imposed on the property is expiring June 22nd of 2022. The owner had previously discussed with the HC and John Field about getting a preservation restriction on the property. PH discussed the small commission working on preserving the house and adding to the affordable housing stock. AA noted that they are currently in discussion with property owner. CPC has provided administrative funding for the study and assessments for what may happen with the house. SW suggested the HC vote to support to request to find out the value of a deed restriction on this property in order to support CPC funding request. AA made a motion to find the value in a Deed restriction at 669 BPR, MB seconded. All in favor.
- C. Merriam Barn Project WF&TA had done more clearing on the site and uncovered the ramp to the former barn. PH stated the original sign maker who they had hoped would make the sign for the site passed away last month. The new sign maker will be FastSigns in Waltham. Ford Curren will be working to combine the text and QR code created by the Eagle Scout with an old photo of the barn for the sign. SW questioned where the sign would be oriented on site. Discussion of the proposed wording and design on the sign. Ford Curren will send several versions for HC to review.
- D. Fiske Law Office Update PH gave general overview and background on the preservation restriction. The funding was originally created from the CPA twenty years ago for restoration of the building that occurred in different phases. One requirement was that the property have a preservation restriction. The process has been ongoing and was paused due to Covid. WF&TA was originally going to be the grantee and hold the restriction but Town Counsel stated they are not set up to care for historic buildings and cannot be the holder of the restriction. Commission had discussion of potential entities that could be the grantee and hold the restriction.
- E. 2nd Phase of MHC Grant Application PH gave overview of grant request to start survey of modern architecture in town and create Form Bs, and specifically focus on Kendal Common neighborhood. The second phase of the application is due 2/7/22. If the application is successful the HC would receive \$15,000 from MHC and \$15,000 from the CPC which should cover the survey of approximately 110 properties.
- F. Cemetery Signs PH, HS, and CZ went out for a site visit to view the signs and determine their placement. PH gave an overview of the signs, purchased in 2015, and the stanchions HS provided for the signs. PH shared photos of the proposed locations for the signs at Farmers Cemetery and Old South Burying ground. Commission discussed the locations and installation process.
- G. Annual Report Assignments PH created list of items that were in the previous annual report and potential assignments for current members. SW went through the list and commission discussed which items no longer needed to be in report. Final report due in February.
- 5. Treasurer’s Report:** JT working with CZ and treasurer’s office to get up to date information.
- 6. Approval of minutes:** SW and PH noted revisions and edits to the October 19th, 2021 minutes. PH went through and noted her revisions to the draft. HS moved to

approve the minutes from October 19th 2021 as amended by PH.
KS seconded. All in favor.

7. **Calendar** February 8th, 2022, March 8th, 2022

8. **Adjournment:** Meeting adjourned 9:35 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes	
	95 Newton MHC Form B	Public Hearing	Steve Ramey: C Thanya Rajkopal & Dihan Wickremasuri	1.5 story, 1920 colonial revival	Infill porch with sliding doors and fixed window on front/side facade	Previously found significant, continued to 2/8/22 Discussion: SW gave overview of project and Commission’s request for drawings. SW noted the owners had contacted the Building Department ahead of the meeting and have asked more additional time to prepare for the Public Hearing. Disposition: JT motioned to continue the public hearing to February 8, 2022, AA seconded. All in favor.	
	B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	109 Highland Ave MHC Form A & B (Love Lane Historic Area)	Public Hearing	Carl Dickson-Bush Hill Farm LLC; O Mark Messina; C	2 story, approx. 1757	Replace 18 windows	Previously found significant. Continued to 2/8/22 meeting SW provided quick overview of the property and previous HC meeting discussions on the proposal. The owner is evaluating requirements for restoring the original single hung windows in the main body of the house, as well as options regarding the windows in the remainder of the house. He noted the cost of restoring these existing windows. SW suggested that the public hearing can be continued to the next meeting to allow for more time for researching options. Disposition: JT made motion to continue hearing to February 8 th , 2022. AA second, all voted in favor.	
	C.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	26 Skating Pond MHC Form B	Public Hearing	David and Cathy Howton; O, Drew Arias & Josh Knapper; C, Dan Reynolds; Ar	Colonial Revival, approx. 1925	Misc. Additions	Previously found Significant. No Delay SW gave brief overview of the property and project that was discussed at the initial determination meeting in December and noted a site walk was held at the property.	

	<p>AA and MB both attended the site walk and noted no issues with project as it is being presented. KS mentioned that the new windows at the back looked very contemporary. AA mentioned the wing in question was a post 1945 addition and not visible from a public way.</p> <p>The Commission reviewed a drawing packet dated 1/5/2022 by architect Dan Reynolds and by Drew Arias. Dan Reynolds walked everyone through the drawings in detail. Changes include infilling the front screen porch with double hung windows, and above this porch, adding a gang of awning windows and an additional skylight on the front façade. At the north facing façade, the minor gable end would be extended out about 24” with a new shed roof to accommodate this change. The barn gable end dormer would be replaced with a shed dormer that intersects the existing mansard roof. At the rear in the semi-circular bay, existing windows would be replaced with taller units. On the second floor of the barn, a new triple double hung window assembly would replace the existing double unit on both sides. On the north courtyard façade, a new brow roof would protect two new sets of French doors and sidelights as well as a relocated historic bow window. On that same façade, the chimney would be removed, and the 2nd story windows would be replaced by elongated units. Finally, at south patio façade, there is a proposed new two-story entry bump-out with French doors on the first floor and a bank of awning windows with a round window above.</p> <p>Adrinne Giske made public comment that she was glad to have been able to attend the site walk and is grateful the owners are keeping the house.</p> <p>Disposition: AA moved to approve the changes shown in the presented drawings and discussed at this meeting and not impose a delay, MB seconded. All in favor.</p>
Abbreviations	<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>