

WESTON HISTORICAL COMMISSION-Meeting Minutes  
Tuesday January 22, 2019  
Time: 7:03  
Meeting room in the COMMUNITY CENTER

HC Members present: Phyllis Halpern, Alan Fobes, Alicia Primer, Al Aydelott, Henry Stone, Stephen Wagner, Kathy Scadden, Adrienne Giske (WHC Associate)

Other Attendees: Robert 'Tony' Nolan ( WAHFI), Eileen Schaubert (WAHFI), Susan Haber (WAHFI), Peter Endicott ( WAHFI) Susan Scott ( WAHFI), Paul Penfield (RTAC) Neil Levitt ( Old Library), Michael Harrity ( Case Estates) and Birch Lane neighbors Lisa Cukier, Angela Rostami, John Lathrop, and Keith Gross ( architect for WAHFI), Chris Houston (BoS)

1. 12/17/18 Meeting Minutes: AP moved to approve corrected minutes; SW seconded this and all approved.
2. Public Comment: JST. Selectman Chris Houston updated the HC on where we are with negotiations on the preservation deed restriction held by Historic New England. Houston described HNE as trying (in the past) to expand the 500-year PR and make it more restrictive. Tomorrow, 1/23 he, Pam Fox and Jim Polando will attend a "high level" conversation meeting with the President of HNE to discuss the negotiation. On thematic level, everyone wants to move forward with the project, so we need to work together to make that happen. AG noted that this is a unique situation for HNE because we are a municipality, acting as stewards of the fiscal, physical and cultural health of this prominent building. Houston is proposing a win-win resolution with goal for HNE to see that Weston is trying to bring building to code compliance, to trust us and to agree to work with us and our needs. AG noted that we are attempting to work with their parameters, but need their support.
3. Demolition Delay ByLaw: none
4. Demolition Delay ByLaw- 215 Boston Post Road- representatives not present; discussion postponed
5. Birch Lane (216-218 BPR): After a site tour today at 9:30 a.m., presentation by Keith Gross and input from neighbors and WAHFI representatives, WHC determined the two existing houses significant as they are listed on the Weston Cultural Resources Inventory, are mentioned in the Form B for 214 BPR, and have maintained their architectural integrity as a matched pair of workers' "cottages" with craftman bungalow influence. They are not a common form in town, but are socially important remnants of Weston's estate past. They are in some disrepair, but remain solid and are restorable. (KS moved the motion on significance; AP seconded the motion, all voted in favor except - note that AA recused himself from the vote.)

WHC's comments will go to the ZBA as part of a Comprehensive Permit. Because this is a friendly 40B project, which is regulated by DHCD as a local regulation it does not go through demo delay process. WAHFI proposal is for 2 new duplexes (two 3-bedroom pairs at 1500 s.f. each unit) of family housing. WHC members instead suggested keeping the existing two historic houses as separate units (at 900 s.f. each), and adding a "barn like" structure elsewhere on the site that would hold two more units. Neighbors

also spoke about keeping the scale and low density of the buildings and preserving the historic houses.

6. Case Estate Buildings: Michael Harrity updated the WHC on the status of Parcels #4 (with School House and the Barn) and #5 (which includes the Rand House.) Since closing on purchase of the Estate in June 2016, the Town has surveyed these lots and created open space lots. Parcels #4 & #5 each had the required 250' of frontage and had to be configured for individual septic areas. Also, there will be a conservation restriction on the northeastern end of the lot with the Rand House to preserve the viewscape. Harrity stated that the Town must sell these buildings because DEP will not allow Weston to have any more septic system use in that contiguous area. Will need ZBA approval for reconfigured lots because buildings are non-conforming due to their setbacks. Also, shared driveways add complication. Harrity acknowledged a huge challenge with these buildings, and declining value and deteriorating conditions over 10 years. He asked WHC to develop preservation restrictions (with funding or not) that allows for as much flexibility as possible. Harrity suggests goal is Fall Town Meeting.

AA asked about a paradigm other than two single family houses; a use that would work with a possible Change in Use. (say as a nursery that has an agreement with the town to farm nearby land in exchange for care of building.)

7. Discussion of WHC goals: postponed to next meeting 2/4/19
8. Updates
  - a. Old Library: Jen Warner (Library) sent a note stating that Reading Rm paint is complete; contract for chandelier and entry globe fixture is signed and Yankee Craftman is commencing work; a heavier chain for the chandelier to match the entry globe fixture is sourced; work on cabinets has begun; flooring is being repaired and restored. Project is awaiting final electrical finishes, curtains for north and south windows, projection screen for east window, & glass partition. The Conference Room and Entry – painting is nearing completion, wood work and flooring work to begin soon. Exterior – mechanicals installed (including small transformer), light poles arrived with paint damage and are being returned, new snow shield matching the one over the front entry has been added to roof by mechanical area. Terrace is finished. Work on drains, drain pipes and finish grading for western side of building in progress. Still waiting for Eversource hook-ups which is delaying some work. Plantings on hold pending input from JST and Town Center project. Work on replacing faulty granite slab on front porch is proceeding slowly. Design is being checked and rechecked. Neil Levitt reiterated that library and WAIC want a 7' wide walkway (as built), so the chamfer at the front edge of a new slab will be changed to accommodate this wider walk. WHC members asked for a copy of shop drawings.
  - b. Case House: AG reported that staging has begun for construction, contractor is mobilizing.
  - c. JST: AG reported that civil and landscaping design development is almost done. Other design development work in progress. Will need reviews by HNE for work to continue beyond this point, so Houston's meeting with them (as noted previously) is essential now. WHC members discussed schedule with Neil Levitt.
  - d. TCPC: AF reported that documents are out to bid again. Issues that concern the WHC including location of switch by Fisk Law Office and potential disturbance of

stone wall/ledge by the JST have been addressed. Town Meeting vote on project is scheduled for 3/18.

- e. RTAC: Paul Penfield discussed FY19 construction projects – Trailhead at Church St., Trailhead at Concord Rd, Conant Rd underpass, screening at various properties. Weston 300 has been cooperating with RTAC to donate Legacy Trail benches along Rail Trail.

9. Preservation Restriction Status:

- a. appraisal for 261 Merriam Street - PH stated that CPC application to fund this appraisal is in the works.
- b. 500 Wellesley Street with Conservation proposal – Con Comm is working toward an agreement with property owner for the town to acquire land for Open Space and Conservation. This will be voted on at Spring Town Meeting. The owner has offered to donate a Preservation Deed Restriction on the house to the town in order to preserve the building as well as its context and viewscape. He has in mind to preserve the two facades seen from Wellesley St and Glen Rd.

Discussion of interior restrictions - AP will contact Mass Hist Comm to verify if there is a need for public access as a benefit, especially if we are not asking for town funding for interior restrictions. KS raised question of “museum” status bringing tax benefit. PH to discuss with owner any possible interior restrictions to the house. PH raised possible request for CPC funds to have Sara Chase analyze the construction and report forensic narrative for this house for \$2500 - \$3000. AA made this motion, AP seconded it, all agreed, except HS recused himself from the vote. SW pointed out that we need to make sure that owner will agree.

10. Remaining items on agenda postponed to Monday February 4, 2019

- a. 100 Orchard Ave & 263 South Ave preservation restriction status- discussion postponed
- b. Other updates:
  - 1) Election of new co-chair:
  - 2) Annual Report assignments
  - 3) Weston Cultural Inventory project-status
  - 4) De-accessioning Study project
  - 5) Administrative approvals-none
  - 6) Historic Markers applications received: none

MEETING ENDED: 10 PM

(minutes by Kathy Scadden and Phyllis Halpern)