

Members Present: P. Halpern (PH), A. Primer (AP), H. Stone (HS), A. Aydelott (AA), Kathy Scadden (KS)  
Staff Present: None

Attendees: See attached Demolition Delay Review Summary on Page 3

Adrienne Giske, Friends of JST; Jean Rahbar, 232 Conant Rd.; Claire Callewaert, Realtor; Susan Scott; Jerome Haber; Susan Haber; Jim Polando; Adrienne Giske, Friends of JST, Eric Mei, 71 Concord Rd.

PH called the meeting to order at 7:03pm.

### Agenda Item:

1. **Public Comments:** None.

2. **Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 3:**

- A. 71 Concord Rd. Public Hearing: Not detrimental, no delay.
- B. 823 Boston Post Rd. Public Hearing: Not detrimental, no delay.
- C. 709 Boston Post Rd. Initial determination: Significant. Not detrimental, no delay.
- D. 64 Wellesley St. Initial determination: Significant. Hearing scheduled March 4.

3. **Preservation Restriction Updates**

- A. 118 Conant Rd.: Owners would like to take the restore 19 original windows using Alpine Environmental Co (for de-leading) and Olde Bostonian Window Restoration Co. This is consistent with Preservation Deed Restriction. AP motions to approve changes. HS seconds. All in favor.
  
- B. 3 Conant Rd.: Clair Callewaert states that Jean Rahbar is interested in purchasing 3 Conant Rd. They want to understand what the WHC's historic significance perspective of the property is and if a preservation deed restriction might be appropriate. AA states it is a prominent example of Georgian architecture in a central location. States that he would like to preserve it and states the criteria of an historical deed restriction. AP states that due to all the required initial work and approvals, a deed restriction could not be proposed until the Fall town meeting. The Rahbars will consider whether to pursue a purchase.
  
- C. CPC: PH states that at the last meeting, the WHC approved request of up to \$75,000 for the Phase 3 of Cemetery Restoration work. The new estimate is \$140,000. AP moves to approve to request new figure at CPC, AA seconds. All in favor.

4. **Project Updates**

- A. Case House: HS states the open house is March 28. There will be graphics, drawings, and a tour.
  
- B. JST: Adrienne Giske stated the contractor was signed 3<sup>rd</sup> week in January. They are currently testing for asbestos and looking at structural connections. Feb 12<sup>th</sup> the contractors formal schedule will be ready at the Working Group meeting. MAAB has provided approval for 13 different openings. Historic New England deed restriction work is wrapping up.

5. **Other Business**

- A. Melone House Kiosk: Conservation Commission has plans for an information kiosk with trail map. WHC states they do not want the kiosk in front of the house, but by the path near the chicken coop. PH asks board if they would like historical information on a bigger kiosk. Recommendation to ask Cindy Bates, an expert on Melone Homestead to assist with display. AP motions to suggest changes to Con Comm. KS seconds. All in favor.

- B. Silver Hill Zoning: AA states proposed bylaw change has to do with construction of a housing cluster for active seniors at 255 Merriam St. in Silver Hill Historic District. This will be coming back to town meeting for a zoning bylaw amendment. States he was appointed by Planning Board as their liaison to the Select Board, neighbors & developer. States the discussion is in regards to the framework and process of the new bylaw. He has received a memorandum from developer regarding demolition and preservation of the historical structures on the site. The proposal is to preserve the exterior of the house with the only change being the addition of a garage at the back of the building. The pump house will be preserved. The barn is being proposed to be demolished and replaced with a barn like structure. He would like to reconsider the plans for the barn. AA states he will contact Chris Houston and get in touch with the owner so they can visit the site. Several Silver Hill neighbors were present and were in agreement.
- C. Annual Town Report: PH reports pieces are coming together.
- D. 863 BPR and Alpheus Bigelow Law Office: PH believes the property where the Bigelow Law Office is located (3 Apple Crest) will be going on sale. Will try to learn more. KS to call realtor.
- E. Treasurer's report: None.
- G. Marker applications: Whittemore House invoices signed (for Pam Fox's marker research and for Old Colony Sign.)
- H. Administrative approval: [291 Glen Rd. – 1925 – Glen Road Historic District & Glen Road Historic Area](#) - Replacement of 2 windows and one door at rear.
- 6. **Approval of minutes** AA moves to approve 5/20/2019 minutes with changes noted / HS seconds All in favor.
- 7. **Calendar** Next meeting: March 4, 2020.
- 8. **Adjournment:** AP moves to adjourn / A2 seconds Vote: Unanimous Meeting adjourned 9:45 pm.

Respectfully submitted: Dana Orkin

**Demolition Delay Review Summary:**

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	<a href="#">71 Concord Rd.</a> MHC Form B.	Public Hearing	Keith Gross: Ar Andria Mei: O	2.5-story 1905 Dutch Colonial Revival with 1969 renovations	Replace all windows, replace garage, add deck	Previously found Significant
<p><b>Discussion:</b> The house is a 1905 Dutch Colonial Revival. The architect presented plans, elevations and photographs of existing and proposed conditions. Existing windows have already been removed because of asbestos. The alterations include replacing the windows, adding a deck, and replacing the existing garage. The garage will replicate the same details and materials as the existing house.</p> <p><b>Disposition:</b> AA moves to find the changes not detrimental. HS seconds. All Approve.</p>						

<b>B. Location and Documentation</b> <a href="#">823 Boston Post Rd.</a>  MHC Form B. Preservation Deed Restriction	<b>Process</b> Public Hearing	<b>Applicant(s) Present</b> Tom Timko: Ar Helen & Rob Lockhart: O	<b>Building Data</b> 2.5-story 1757 Colonial Revival with 1989 renovations	<b>Proposed Demolition</b> Add small extension at rear of home.	<b>Notes</b> Previously found significant.
	<b>Discussion:</b> The house is a 1757 pre-Revolutionary War Colonial located in the Boston Post Road National Register District. Tom Timko presents the proposed work on elevations, site plans, and photographs. AA states that he is comfortable that this complies with the preservation deed restriction.				
	<b>Disposition:</b> AA moves to find the changes not detrimental. AP seconds. All approve.				
<b>C. Location and Documentation</b> <a href="#">709 Boston Post Rd.</a>  MHC Form B	<b>Process</b> Initial Determination	<b>Applicant(s) Present</b> Justine Richards: D David Berard: C	<b>Building Data</b> 1.5-story 1945 Colonial/English Revival with 1969 renovations	<b>Proposed Demolition</b> Replace all windows, rebuild dormer, add deck, garage demolition.	<b>Notes</b> Deck and window materials to be confirmed.
	<b>Discussion:</b> The house is a 1945 Colonial/English Revival House located in the Boston Post Road Historic District. David Berard presents the existing conditions vs. proposed plans. Justine Richards clarifies that the house is brick veneer, not solid brick. AP states that the house has a lot of charm and deems it significant. HS states that the scale and detail of the front is particularly unusual in town. Justine states that they are proposing to replace the windows with casement windows to preserve the architectural integrity. She states she is willing to switch the deck and railings to a hard wood/mahogany material.				
	<b>Disposition:</b> AP motions that the house is significant but not the garage. KS seconds. All in favor. AP motions to not impose a delay on the house as long as the materials are substituted as requested and coordinated with the co-chairs.				
<b>D. Location and Documentation</b> <a href="#">64 Wellesley St.</a>  MHC Form B.	<b>Process</b> Initial Determination	<b>Applicant(s) Present</b> Andrew Maher: O	<b>Building Data</b> 2-story 1926 Colonial Revival with 1989 renovations	<b>Proposed Demolition</b> Replace front/rear door and side lights	<b>Notes</b> Need more details in plans and elevations to portray proposed renovations.
	<b>Discussion:</b> The house is a 1926 Colonial located in the Case's Corner Historic District and the Maple Road Wellesley Street Historic Area. House was built for caretaker of the Winsor Estate. Maher stated that his plan is to remove recent additions and renovate the remainder. There are structural problems in the rear., Existing windows have been previously replaced. He intends to replace these windows with a 6 over 6 double hung glazed all wood windows. Need clarifications to show a roof plan, window divisions, entry area, trim details, rear door, and shutters at next meeting.				
	<b>Disposition:</b> Found <b>Significant</b> . KS moves / HS Seconds. All in favor. Public Hearing scheduled for March 4, 2020. KS moves/ HS Seconds. All in favor.				
<b>Abbreviations</b>	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				