

Members Present: P. Halpern (PH), S. Wagner (SA), A. Aydelott (AA), Kathy Scadden (KS)
Staff Present: D. Orkin (DO)

Attendees: See attached Demolition Delay Review Summary on Page 3

Adrienne Giske, (Friends of JST); Jim Polando (neighbor of 255 Merriam St); Keith Gross, Robert Nolan, Eileen Schaubert, Peter Endicott, (WAHFI members for 8-10 Birch Lane)

PH called the meeting to order at 7:20pm.

Agenda Item:

1. **Public Comments:** None.

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

- A. 64 Wellesley St. Public Hearing: Proposed changes not detrimental (assuming modification is approved by chairs), no delay imposed.
- B. 83 Brown St. Initial Determination: Not significant, no delay for demolition.
- C. 170 Winter St. Initial determination: Significant, no delay imposed.
- D. 255 Merriam St. Initial determination: Significant. Hearing scheduled March 24.
- E. 649 Boston Post Rd. Initial determination: Significant. Hearing scheduled March 31.

3. **Preservation Restriction Updates**

- A. Lilac House: PH spoke to the owner and advised her to reach out to Historic New England for help.

4. **CPC**

- A. Revised Birch Lane Proposal by WIFI - Support Requested Vote Anticipated
Peter Endicott and Keith Gross asked for WHC's support for the project. Stated that the houses have been reconfigured on one lot of the site to work with existing contours. Each cottage would be moved from its existing location and restored with a garage/bedroom addition. A separate lot will be retained for potential future use. KS questioned why the houses have different arrangements. AA suggested that perhaps they could have a shared driveway, with additions for each off the back. (This would keep the original facades most prominent, and also lessen the amount of asphalt.) SW and AA clarified that the CPC request will use "Affordable Housing" bucket funds only. AA and others supported the idea of them preserving the cottages. AA moved to support the project to preserve the two existing cottages and making it work the best they can. KS seconded. All in favor.
- B. 863 BPR and the Alpheus Bigelow Law Office – Status update and discussion
SW stated that the house at 3 Applecrest has gone on the market. Stated the niece who is managing the law office wanted to come to meet with the WHC. She hopes to save the building, but has no funds. SW will pick a time to meet with the niece in the next week.

5. **Project Updates**

- A. Case House: Adrienne Giske stated there will be a presentation by Pam Fox at the open house on 3/28. Weston Media has put up a video on the project.
- B. JST: Adrienne Giske stated site clearing, re-grading & septic work is occurring. Inside, asbestos material and lead paint needs to be abated. Historic NE has been on site to review details. The original sign will be used as a template. She showed pictures of the wallpaper that was behind the baseboards in the ball room; the historic consultant is documenting all findings. AA noted that the 19th century cart path is extant and may be tied to the new garden.

6. **Other Business**

- A. Weston Preservation Awards: PH and SW suggested reinvigorating plans for issuing Weston preservation awards. AA recommended discussing a similar program underway with the Planning Board.

- B. Outreach to Realtors: PH discussed a WHC outreach program to realtors. KS will work on this. SW will assist.
 - C. Treasurer’s report: PH read a budget report from Alan Fobes stating that the fiscal year started in July with \$4,500, \$15,000 was earmarked at Special Town Meeting in November to fund preparation of additional historical documentation to submit to MACRIS. Only \$425 of annual budget has been spent. Members discussed other possible upcoming expenses including documenting existing conditions at 255 Merriam St barn. (SW will get an estimate.)
 - D. Marker applications: None.
 - E. Administrative approval: [300 Meadowbrook Rd.](#) – Modification to recent approved application: Reconfigurations of fenestration, but there are no changes to the footprint or exterior massing.
7. **Approval of minutes** None
8. **Calendar** Next meetings: March 24 and March 31, 2020.
9. **Adjournment:** KS moved to adjourn / AA seconded 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
64 Wellesley St. MHC Area Form.	Public Hearing	Andrew Maher: O	2-story 1926 Colonial Revival with 1989 renovations	Replace all windows, replace garage, add deck	Previously found Significant
	Discussion: The house is a 1926 Colonial located in the Case’s Corner National Register 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 and rebuild recent additions and renovate the original portion of the house. There are structural problems in the rear and existing windows have all been previously replaced. He intends to replace these windows with a 2 over 1 double hung all wood windows. He presented detailed elevations and plans to use an old photo to guide construction of the entry. WHC asked that the addition be simplified.				
	Disposition: KS moved to not impose a delay as long as the applicant sends a new plan to DO for the chairs to review. HS seconded. All Approved.				
B. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
83 Brown St.	Initial	Daniel Szeto:	1.75-story 1856	Entire Demo	Found Not

MHC Form B.	Determination	O Douglas George: C Ronald Jarek: A	Colonial Revival with 1969 renovations		Significant
<p>Discussion: The house is an 1856 Cape style house known as the L Leadbetter House. Ronald Jarek stated that almost the entire house was renovated in 1969; the fabric and details have almost all been replaced including the front door. AA stated that there might not be enough left to call it significant. PH stated it is not in an historic area or district either.</p>					
<p>Disposition: KS moved to consider the house Not Significant. AA seconded. All approved.</p>					
<p>C. Location and Documentation</p> <p>170 Winter St.</p> <p>MHC Form B</p>	<p>Process</p> <p>Initial Determination</p>	<p>Applicant(s) Present</p> <p>Joe Cousin & Cathryn Magensky: O Jaime Morin: C</p>	<p>Building Data</p> <p>1-story 1920 Carriage House/Apartment</p>	<p>Proposed Demolition</p> <p>Replace 13 windows and 2 doors.</p>	<p>Notes</p> <p>Found Significant</p>
<p>Discussion: The carriage house was built in 1920 per Town records. It has been heavily modified and has lost a lot of its historic character. However, along with the 1865 house and barn, it creates an important ensemble that contributes to the historical character of the scenic road. Most of the original windows in the Carriage House have already been replaced. The owner wishes to install double hungs that are more in keeping with the Carriage House than the casements currently there.</p>					
<p>Disposition: AA motioned that the carriage house is Significant. KS seconded. All in favor. AA moved to not impose a delay on the application. KS seconded. All in favor.</p>					
<p>D. Location and Documentation</p> <p>255 Merriam St.</p> <p>MHC Form B.</p>	<p>Process</p> <p>Initial Determination</p>	<p>Applicant(s) Present</p> <p>Geoff Engler: O</p>	<p>Building Data</p> <p>2.5-story 1895 Colonial Revival with 1979 renovations</p>	<p>Proposed Demolition</p> <p>Total Demo of barn and construction of new residential unit.</p>	<p>Notes</p> <p>Found Significant</p>
<p>Discussion: The house is an 1895 Colonial Revival located in the Silver Hill National Register Historic District. The historic name is the Charles E. Peakes House. It is an intact gable fronted house with a flat roofed porch along the front, and many classical details. The barn which has a side gable and a large central vehicle opening with an original three-part wood and glass sliding door. Above the door is a wide demi-lune window/door unit. The door is flanked by wide pilasters and corner boards. A small pump house/shed which has a steep hip roof and a 2 x 1 bay. WHC members discussed contributions of all buildings on the property to the District. Note: WHC held a site walk at the property on 2/12/2020. Engler stated his plan to reconstruct an identical barn façade 20' back as part of a new unit, while preserving the house and the shed.</p>					
<p>Disposition: Found all buildings on property Significant. AA moves / KS Seconded. All in favor. Public Hearing scheduled for March 24, 2020.</p>					
<p>E. Location and Documentation</p> <p>649 Boston Post Rd.</p> <p>MHC Form B.</p>	<p>Process</p> <p>Initial Determination</p>	<p>Applicant(s) Present</p> <p>Janet Kwon: O Mike Spelman: C</p>	<p>Building Data</p> <p>2.5-Story 1903 Queen Anne with 1979 Renovations</p>	<p>Proposed Demolition</p> <p>Replace 26 Windows</p>	<p>Notes</p> <p>Found Significant</p>

	<p>Discussion: The house is a 1903 Queen Anne style house located in the Boston Post Road National Register (NR) Historical District. Known historically as the Hews House, it is intact in form and style, and it contributes to the NR District. The proposal is to replace 26 double hung windows, of which only two are original, with vinyl double hung replacements. The WHC suggested that the owner consider using wood window replacements instead of vinyl.</p>
	<p>Disposition: Found Significant. AA moves / KS Seconds. All in favor. Public Hearing scheduled for March 31, 2020.</p>
<p>Abbreviations</p>	<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>