

**Weston Historical Commission Meeting Minutes  
March 6, 2019 - Town Hall**

WHC Members Present: Phyllis Halpern, Steve Wagner, Henry Stone, Alicia Primer, Alan Fobes

Associate Member Present: Adrienne Giske (after 7:30)

Also Present: John Field, Jessie Yuan, Lingyun Rui, Hal Grant, C Grant, Gus Miragias, M S Meyers, Philip Hresko, Deena Powell, Ellie Pendergast, Paul Penfield

Meeting called to order at 7:02

**Public Comments:** Paul Penfield informed the commission that Eversource has Lewis Tree Service scheduled to trim trees & vegetation along the Rail Trail right-of-way this year. He proposes to monitor the work to verify that protective fences and historic resources along the trail are not disturbed. There is no current commitment from Eversource that the work will protect those resources. He will request that contractor coordination meetings control parking of service vehicles in a satisfactory manner and include the tree contractor. The extent of herbicide use on vegetation is unclear.

**INITIAL DETERMINATIONS**

**36 Church Street** - 1804 Smith store/Cutting residence

Current owners Yuan & Rui have lived at 11 Arrowhead Rd. for approximately 10 years. They have purchased the property and wish to demolish the existing structures and construct a new house. The existing home was originally constructed as a store in the center of Weston and was later converted to a residence by the Cutting Family who operated the general store and post office across BPR at the town center. Structure was moved to 36 Church St. at the turn of the century to make available the site for the town library c1900. Due to its previous history as a landmark in the center of town the existing structures were moved to be significant by HS, seconded by AP and unanimously approved. The Commission will make a site visit before the Public Hearing to be held next month.

**37 Silver Hill Road** - 1905

The house was reviewed and determined to be significant as a contributor to the Silver Hill Historic District. HS moved, and AP seconded; all voted approval. The owner, Hal Grant, proposes to restore some of the details on the south side of the house. He wants to replace approximately 18 Harvey replacement windows (some casements) with Marvin Integrity double hung windows. He also wants to extend the gable rake lines to look more like the original appearance, restore the shed roof on an addition to a flat roof and add a decorative railing. Proposal appears to be an improvement to the structure and not detrimental. He was asked to better document the work, materials and window replacements that he plans and submit for administrative approval by the co-chairs.

**863 Boston Post Road** - 1827 Bigelow House

The proposal is to convert the house to a child care center. This structure is one of the finest early houses in town. It has gracious and elegant proportions, is well-preserved,

with a main block, a wing and a barn. The property is the last one before the Wayland town line and its setting characterizes that end of the Boston Post Road National Register Historic District. For all these reasons, the Commission voted this house significant.

One potential aspect of the proposed project is to acquire and relocate the Alpheus Bigelow, Jr. Law Office from across the street to the property at 863 BPR. The Commission has wanted for a long time to restore, relocate and obtain a Preservation Deed Restriction on the law office. A stated goal of the proposal includes preservation of all the structures and property through listing on the National Register of Historic Places.

Other parts of the project include additions on the rear (not visible from the street), removal of the pool and stockade fence, and upgrades to mechanical, electrical and life safety systems. The commission reviewed details of the proposal and were quite satisfied with the appearance. One concern the Commission had was the installation of a large parking lot at the front of the building because it is likely to detract from the historic house.. The project will be brought to a public hearing at next month's meeting.

#### **751-761 Boston Post Road** - 40B presentation

Presenter was not ready. He will be presenting to the BOS and the PB on upcoming dates. Selectmen would like comments from the commission regarding the project by 3/22.

#### **Historic District and other Signs**

PH heard that signs were being proposed for the Case Campus and Recreation Dept. The proposed signs, although larger, look very much like the historic district signs. The Commission wanted the district signs to be distinctive. The commission asked Ellie Pendergast to check if Rec. signs could be more different such as a different color. A town sign committee was proposed but has not been established.

#### **HC Admin support requirements**

Members were asked to think about what support we need. The "To Do" list was distributed as a way to focus attention on what needs to be accomplished.

#### **Preservation Restriction Status**

- a. John Bowman is working on 261 Merriam St appraisal but has taken a break to care for his ill father.
- b. The commission sent a suggested restriction list for the house at 500 Wellesley St. to the owner for his review. The CPC public hearing for the adjacent land is scheduled for 3/25.

- c. 100 Orchard Ave. & 263 South Ave. PR's are currently held by WF&TA. WF&T would like the town to take over that responsibility. The WHC has asked the town manager if that can be done.
- d. The WF&T has been asked to hold a PR for the Fisk Law Office. They were reluctant to do so until a maintenance plan was developed. A plan has now been developed by the town facilities department and WF&T is aware.
- e. Case Estate Buildings - John Bowman did an appraisal for the buildings some years ago. PH has asked him if he could update that appraisal.

### **Project Updates**

HS reported that Case House work is proceeding. The several layers of entrance hall flooring had to be removed and disposed. The architects have been asked for recommendations for a replacement tile. Architects are struggling to accommodate new mechanicals without lowering the parlor ceiling excessively.

AG reported that the JST design meeting with Historic New England regarding limits to new work went very well. The Ball Rm. vaulted ceiling is the only protected plaster. HNE will require a timber framer for any new exposed work. HNE is no longer prohibiting cut floor openings. They reviewed proposed site work and access and considered minimal exterior lighting and fencing acceptable. An investigation of the chimneys has been done and a study will be forthcoming.

HS reported the Old Library work is nearing completion. Interior is nearly finished. There are street lights front and rear which appear to be out of scale with the building but are said to be temporary.

AF said the rebidding of the Town Center project has been completed. Special TM to consider the proposed work is scheduled for 3/18. WHC to write a letter to the editor and speak in support at the Town Meeting.

### **Other Business**

The WHC needs to determine a date when Eric Dray can present a program on the Secretary of the Interior Standards for Rehabilitation.

Treasurers report - \$1638 remains is the WHC annual budget. Approx. 1/3 of budget for 4 remaining months.

Circulated minutes for meetings on 1/22/19 & 2/4/19 were approved.

Next meeting is scheduled for April 1. A site walk is scheduled for 3/14 at 36 Church St.

Meeting adjourned at 9:35pm

Minutes by Alan Fobes