

Members Present: P. Halpern (PH), S. Wagner (SA), A. Aydelott (AA), K. Scadden (KS), H. Stone (HS), A. Primer (AP), A. Fobes (AF)
 Staff Present: D. Orkin (DO)

Location is online

Attendees: See attached Demolition Delay Review Summary on Page 2 & 3
 Adrienne Giske, (Friends of JST); Geoff Engler, (Developer of 255 Merriam Street)

PH called the meeting to order at 7:00pm and read an open meeting law disclaimer from the Governor regarding remote meetings.

Agenda Item:

1. Public Comments: None

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

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| A. 649 Boston Post Road | Public Hearing: Proposed changes not detrimental, no delay imposed. |
| B. 4 Chiltern Road | Initial Determination: Significant, no delay |
| C. 770 Boston Post Road | Initial Determination: Significant, Public Hearing scheduled for April 28, 2020. |
| D. 271 Glen Road | Initial Determination: Significant, Public Hearing scheduled for April 28, 2020. |

3. CPC:

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| A. Cemetery Restoration Phase 3: | SW stated that the CPC voted to support the WHC request for phase three of the cemetery restoration project. |
| B. 863 BPR and the Alpheus Bigelow Law Office | No update. SW stated they did not have a chance to meet with the owner. |

4. Project Updates:

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| A. Case House | HS stated the work is almost completed. |
| B. JST | Adrienne Giske stated that site work and interior haz-mat work is currently underway. AA stated that almost every plaster surface has asbestos. |
| C. 255 Merriam Street | WHC reviewed and approved the revised barn elevation. PH will issue a letter of approval for the 255 Merriam proposal. |

5. Other HC Business:

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| A. Weston Preservation Awards Project | No update |
| B. Outreach to Realtors | No update |
| C. Sign for "Site of Burgoyne Elm" sign – completed, vote anticipated to pay invoice | PH stated Bob Leonard from Ould Colony Artisans has produced the finished sign along with brackets and finials. An invoice of \$155 needs approval. AP moved that the WHC approve & pay invoice for the sign. SW seconded. All in favor. |
| D. FLO preservation deed restriction progress | Michael Steinitz from MHC has provided a list of things for the HC consultant to complete before MHC can approve the restriction. This represents significant progress toward completing this long-time project! . |
| E. Sibley Barn at 751 -61 BPR status | Adrienne Giske stated the ZBA hearing was postponed. |

6. Treasurer's Report: No update

7. Administrative Approvals: None

8. Historic Marker Applications: None

9. Approval of minutes: None

10. Calendar Next meetings: April 28, 2020, May 26, 2020

5. Adjournment: AA moved to adjourn / AF seconded Vote: Unanimous
Meeting adjourned 8:41 pm.

Respectfully submitted: Dana Orkin

Demolition Delay Review Summary:

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
649 Boston Post Road MHC Form B MHC Form A (BPR Historic District)	Public Hearing	Janet & John Kwon: O Mike Spelman: C	2.5-Story 1903 Queen Anne with 1979 Renovations	Replace 26 windows	No Delay Imposed
	<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. The new proposal is Marvin Ultrex fiberglass windows with wood clad in the inside, mostly 2 over 1.</p>				
	<p>Disposition: AP moved to <i>not impose a delay</i> and that the changes are not detrimental. HS seconded. All Approved.</p>				
B. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
4 Chiltern Road MHC Form A (Chiltern Hundreds Area)	Initial Determination	Katharine Smith: O Gary Hagland: C	2-Story 1926 Colonial with 1979 Renovations	Replace siding and rear windows	Found Significant, no delay
	<p>Discussion: The house is a 1926 Colonial located in the Chiltern Hundreds Historic Area. Kitty Smith stated they want to replace the windows in kind with the same configuration. The replacement windows are Fibrex Anderson Series 1. None of the windows in the front of the house will be replaced. SW stated the product they are using will look similar as to what is there now.</p>				
	<p>Disposition: AP moved to consider the house <i>Significant</i>. AA seconded. All approved. SW stated that the window replacement is acceptable and not detrimental to the house and that <i>no delay be imposed</i>. AP seconded. All in favor.</p>				
C. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
770 Boston Post Road MHC Form B MHC Form A BPR Historic District)	Initial Determination	Steve Lynes: C	2-story 1892 Colonial Revival with 1964 renovations Also tennis pavilion and garage	Total demo	Found Significant, public hearing scheduled
	<p>Discussion: The was built in 1892 by Weston Architect Samuel Mead. The colonial revival mansion is also known as the Lorenzo N. Kettle House and is located in the Boston Post Road National Register Historic District. There was a demolition delay</p>				

	<p>imposed in 2015 that has since then expired. Steve Lynes stated that the fire department has deemed the property as a safety risk. Stated that the house is not able to be rehabilitated. SW stated that he would like to see additional photographs of the interior or structural damage before they agree that it cannot be saved. Steve Lynes stated he has the approval of the Fire Department and Board of Health to remove the house. AA stated this is an important house and that he has renovated houses in this bad of a condition before.</p> <p>Disposition: AP motioned that the house is Significant. HS seconded. All in favor. AP motioned to bring this house to a public hearing on April 28, 2020. HS seconded. All in favor.</p>				
D. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p>271 Glen Road MHC Form A. (Glen Road Historic Area & Glen Road Historic District)</p>	Initial Determination	Joshua Knapper: C	2-story 1922 Colonial Revival with 1979 renovations	Replace siding and add sunroom	Found Significant
	<p>Discussion: The house is a 1922 Colonial revival. It is distinctive for its central portico and the 2nd floor bay above that portico. It contributes to the Glen Road Historic District and Historic Area. Owner not present. Josh Knapper presented proposal for a sunroom addition on the western end of the house. He stated the owner prefers HardiPlank siding to replace the existing aluminum siding. The Historical Commission members stated their discomfort with making recommendations without the owner present. AP stated they need to see the house since the drawings presented were not to scale.</p>				
	<p>Disposition: AA moved to find the house Significant. AP seconded. All in favor. Public hearing scheduled for April 28, 2020 with a site visit to be scheduled.</p>				
Abbreviations	<p>O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>				