

Members Present: Steve Wagner (SW), Kathryn Scadden (KS), John Thompson (JT), Henry Stone (HS), Alan Fobes (AF), Phyllis Halpern (PH)

Staff Present: John Field (JF)

Others Present: Attorney Beth Nolan (?), Architect Daniel Quaille, Patrick Murphy

Neighbors and others: Alicia Primer, Lee Overall, Elly Pendergast

Location: online

Link to Recording: <https://weston.vod.castus.tv/vod/?video=9cbd5546-9a77-4675-947c-007def2c09de&nav=programs%2FHistorical%20Commission%20-%20Weston%20MA>

SW called the meeting to order at 2:08 pm and read an open meeting law disclaimer from the Governor regarding remote meetings.

Agenda Item:

1. Public Comments: None

2. 300 Meadowbrook Rd – 1922 – Continuation of review of revisions to approved plans

SW noted that this is a discussion following the meeting from last Tuesday (3/30) where the HC reviewed changes proposed by owners and their architect for 300 Meadowbrook Rd. Since then, Architect Quaille has revised the drawings based on questions and suggestions for remediation by HC members. Today's meeting is to provide further comment.

PH clarified that this is not a regular demolition delay procedure. The Commission's role is to advise the Zoning Board of Appeals in this matter where as-built conditions have deviated from approved plans for a special permit, resulting in a Stop Work order from the Building Department.

Alicia Primer pointed out that the HC is going above and beyond typical board measures by accepting drawings the morning of a meeting. SW verified that the HC is working hard to accommodate the owner as quickly as possible.

Quaille pointed out that the drawings have minor changes since last meeting: He showed alternatives for the two arch-topped windows on the gambrel addition (east and west views). HS, SW, KS prefer the removal of the arch top windows, especially on the front. Quaille also has fixed shutter size and placement to look more realistic. HC members appreciated these changes. There was discussion of the shutter material and whether they would be hung with keepers or nailed on.

The drawings now reflect the correct height data for the ridges that was provided by MetroWest. PH noted that the gambrel addition is too massive and looming, and she questioned whether that would have been approved. She questioned the painted shingle siding because the originally approved siding was weathered shingle siding to match the existing and that would have receded more. SW noted that the colors are easily changed and are not the "hill to climb."

Primer noted that the HC's goals are to mitigate the impact of the oversized and over-scaled as-built addition. The effect is deleterious to the historic district. Quaille feels that the arch top window in the back helps the scale.

The HC talked about removing the high as-built gable on the one-story addition behind the chimney in the back, which requires two 2nd floor bedroom windows to be raised. HC members recommend a low hip roof that could quiet the elevation. Quaille was able to redraw the back elevation on the screen showing such a low hip roof. JT noted this low roof is less offensive, and does not require raising the existing bedroom windows -- a big benefit.

Quaille offered to help the HC by building a 3D model of the back of the house.

ZBA has its next hearing scheduled for next Monday.

Existing windows are single glazed non-original windows in poor condition. Owner is considering replacing them with Pella Lifestyle windows (aluminum endura clad) SDL double-hungs.

Will the HC's suggested modifications improve the character of the character of the as-built enough to have it fit into the district better? SW stated his opinion that though the gambrel addition is 18" taller than it was supposed to be, the original design was also for a big addition. To him the most important view is from Wellesley St. JT, HS and KS dislike the precedent, but they agree. KS and JT are very bothered by the gable roof in the back. PH feels that that the looming gambrel addition wouldn't have been approved.

Members discussed that if the HC agrees the as-built gambrel massing can stay, how should that be mitigated? Opinions vary. Members are concerned with the precedent that allowing this would set.

Neighbor Lee Overall lives between 300 Meadowbrook Rd and 64 Meadowbrook, which has doubled in size. She noted that the neighborhood is changing. She complimented the HC for trying to balance the look of the neighborhood versus people's desire to live by the golf course.

Moving step by step: Preference of HC is for the building to be constructed as approved. The HC is concerned about the precedent that this decision will set.

Field clarified that the ZBA has two parts to its decision: the appeal of the Stop Work Order and consideration of what needs to be included in the amended special permit.

Votes taken based on drawings by Lincoln Architect dated :4/1/2021.

1. Motion to approve deviations to footprint. Moved by JT, second by KS. All approved. (Passes 6 to 0)
2. Motion stating that although our preference is for the originally approved massing, we are reluctantly willing to accept the as-built massing of gambrel addition. Moved by HS, second by KS. PH voted no; all others voted yes. (Passes 5 to 1)
3. Motion to approve West elevation (Wellesley St facade) without the arch-topped windows, with wood louvered shutters accurately sized. Moved by JT, seconded by HS. PH voted no, all other yes. (Passes 5 to 1)
4. Motion to approve choice of Pella Lifestyle windows with simulated divided lites be used for new work and if existing windows are to be replaced, they may be used there. Moved by HS, JT seconded. All voted yes, except PH voted no. (Passes 5 to 1)
5. Motion to approve North elevation (Meadowbrook Rd façade) with aprons removed, window changes as shown. Moved by HS motion, KS seconded. JT abstained, PH voted no, all others voted yes (Passes 4 yes, 1 no, 1 abstention.)
6. Motion to approve East elevation (back façade) gambrel window with no-arched window: JT moved; HS seconded. All vote yes. (Passes 6 to 0)
7. East elevation: Commission finds the as-built gable roof at the family room to be a detriment to the historic district. Members prefer this roof in a low hip shape. This would allow the existing 2nd floor bedroom window openings, part of the original fabric of the house, to remain as they are. The roof of the mud room entry is also improved with a low hip shape. 3-D drawings of this area would be helpful. The drawing as shown includes a new pair of double doors with flanking windows off the kitchen. The drawing as shown further includes reshaping the as-built chimney from a straight shaft to a tapered shape and the removal of the filled portion between the northernmost shed dormer and the new gambrel. Motion to approve drawing, assuming pending revisions that alter the family room and mudroom roofs to be low hips are received by the HC. JT motioned, HS seconded, PH voted no because of massing, but all others voted yes. (Passes 5 to 1)
8. JT motioned to authorize chairs to write a letter to the ZBA stating the above decisions. HS seconded. All agreed. (Passes 6 to 0)
9. JT motioned to authorize the chairs to administratively approve a drawing as directed tonight assuming such a drawing is received by the Commission. KS seconded. All voted yes. (Passes 6 to 0).

Neighbor Elly Pendergast commented that she loves the changes to the roof lines in the back as discussed with the low hips.

Motion to adjourn by HS, seconded by JT. All approved.

Meeting adjourned at 3:51 pm

Respectfully submitted: Phyllis Halpern