

Members Present: P. Halpern (PH) S. Wagner (SW), H. Stone (HS), M. Burnett (MB), K. Scadden (KS) A. Aydelott (AA)
Staff Present: C.Zale (CZ)

Location: online

Attendees: Adrinne Giske

See attached Demolition Delay Review Summary on Page 2 - 6

S.W called meeting to order @ 7:04pm and read an open meeting law disclaimer from the Governor regarding open meetings.

Agenda Item:

1. Public Comments: None

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 2 – 6:

- A. 109 Highland Street Public Hearing: Continued to 5/3/22
- B. 242 Merriam Street Public Hearing: Proposal not detrimental; No Delay imposed
- C. 111 Loring Road Public Hearing: Proposal not detrimental; No Delay imposed
- D. 23 Pinecroft Road Initial Determination: Found Significant. Public Hearing Scheduled for 5/3/22
- E. 23 Old Road Initial Determination: Found Significant. Public Hearing Scheduled for 5/3/22
- F. 251 Merriam Street Initial Determination: Found Significant. Public Hearing Scheduled for 5/3/22
- G. 12 Hemlock Road Initial Determination: Found Significant. Public Hearing Scheduled for 5/3/22
- H. 17-19 Hill Top Road Initial Determination: Found Significant. Proposal not detrimental. No Delay
- I. 266 North Avenue Initial Determination: Found Significant. Public Hearing Scheduled for 5/3/22

3. Other HC Business:

- A. FY 2022 MHC Survey & Planning Grant Award PH gave update, MHC has granted funding for survey of Modern Architecture along with CPC funding for the project. Noted that she will be more information to come and will be working with the procurement officer in Town Hall on how to keep the project on schedule. PH stated she will need help from the commission creating the list of homes for the survey. AA noted the upcoming meeting for the Kendal Common Historic District Study committee and how this survey work will help in that endeavor. PH stated that neighborhood will be a first priority of survey.
- B. JST Update Adrienne Giske provided an update. She noted the contractor had returned on a part time basis and that progress is being made on the punch list. She discussed the fencing that is being rebuilt and stated the site work will occur in May. She discussed the current status of procuring a restaurateur and the assistance Town counsel is providing.

C. 669 BPR- Update

SW provided update, CPC approved the request for \$306,000- \$300,000 for the deed restriction and \$6,000 for the associated work in preparing the restriction. PH noted this approval was \$100,000 more than the HC had heard last time due to the appraisal coming in higher than the Commission expected.

D. Cemetery Plaques

PH stated the Select Board said yes to installing the Cemetery plaques. The DPW will be meeting with PH and HS on April 14th at 8:00am to confirm the final locations of the plaques.

E. Town Center Celebration- May 24- Update

SW corrected the date, Town Center Celebration will be Saturday May 21st. Discussion of what the HC plans to highlight such as the Cemetery Work, Burgoyne Elm sign, and the Fiske Law office. SW will be working to finalize exactly what the Commission will do. Adrienne Giske discussed the Town Fair that will be happening in the JST parking lot.

5. **Treasurer’s Report:** No updates

6. **Administrative approval:** Administrative approval issued for 178 Boston Post Rd for fascia board and gutter replacements.

7. **Approval of minutes:** HS made note of minor edit needed on 12/14/21 minutes, AA made motion to approved with edits, MB seconded. All in favor.

8. **Calendar** May 3rd, 2022, May 31st, 2022

9. **Adjournment:** Meeting adjourned 9:20 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	109 Highland Ave MHC Form B MHC Form A (Love Lane Historic Area)	Public Hearing	N/A	2 story, approx. 1757	Replace 18 windows	Previously found significant. Continued to 5/3/2022 hearing.
Discussion: No new information has been received from the applicant. HS noted the applicant is currently out of the state. Commission ok with continuing the hearing again and keeping the item on the agenda.						
Disposition: PH made motion to continue hearing to 5/3/2022, HS second. All in favor.						
B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	242 Merriam Street MHC Form A (Silver Hill National Register District)	Public Hearing	Leslie Glynn & Jim Polando; O	1932, 1 ½ story Colonial Revival	Dormers	Previously found Significant. No Delay
Discussion: SW provided brief overview of property and recapped the initial determination meeting that found the house significant.						

		<p>Owner Leslie Glynn went through her application materials showing the two new dormers to the front of the house. All new materials will match the existing materials and the new windows to be installed will be wood windows with true divided lites that will match the existing windows on the house.</p> <p>The Commission felt the change was respectful to the original house and not detrimental.</p> <p>Disposition: AA made motion to approve the proposed dormers as presented and not impose a delay. HS seconded, All in favor.</p>				
C.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	111 Loring Road MHC Form B	Public Hearing	Bharath Venkataraman; O. Christopher Sweet, C& Tom Timko; Ar	1933, Colonial Revival Cape	Change bow window	Previously found Significant. No Delay
		<p>Discussion: PH is a neighbor and recused herself from the public hearing. SW gave brief overview of the property and the application. The commission had previously asked for the owners to provide a drawing of the proposed window.</p> <p>The owner shared a drawing prepared by Copper Beach Design that showed the existing bay window to be replaced with a new configuration of two angled casement windows with a center fixed window. Christopher Sweet of Renewal by Anderson discussed the type of window and described how it would appear once installed. While the curve of the original window will not be replaced the opening size will be the same as the original and the grill pattern will closely match the original. The Commission agreed the change are not detrimental.</p> <p>Disposition: KS made motion to approve the proposed window change as presented and not impose a delay. HS seconded, All in favor.</p>				
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D.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	23 Pinecroft Road MHC Form A (Pinecroft Subdivision Historic Area)	Initial Determination	N/A	1941, Colonial Revival	Remove Vinyl Siding, window Replacements	Found Significant. Public Hearing 5/3/22
		<p>Discussion: SW gave an overview the property and the Pinecroft Road Subdivision Historic Area. KS and AA noted that the house was a good example of a 1930s/1940s colonial revival and was well preserved.</p> <p>The commission briefly reviewed the application is to replace the existing windows and to remove the vinyl siding on the exterior. The owners/ contractors were not present at the initial determination meeting and no information was provided regarding the new windows. The Commission wanted to know the type of windows and what the mullion pattern will be of the windows that the owner plans to install.</p> <p>Disposition: KS made motion to determine the house is significant because of its age, location, and intact condition. PH seconded, All in favor. HS made motion to bring the project to a Public Hearing on 5/3/22. KS seconded, All in favor.</p>				

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E.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	23 Old Road MHC Form B	Initial Determination	Joseph W. Dick; Ar., Will & Nicole Seddon; O	1902, Dutch Colonial Revival, 2 ½ Story	Additions/renovations & window/ door replacements	Found Significant. Public Hearing 5/3/22
<p>Discussion: SW read the MACRIS form and provided a history of the property. Known as the Harold and Edith Graves House, it was designed in 1902 by architect Harold Graves for himself in a Dutch Colonial Revival style. Graves designed numerous handsome buildings in Weston, influencing development of the town's character. The commission discussed photographs of the current house noting changes and modernizations that had occurred.</p> <p>Joseph Dick gave a presentation to the commission and reviewed drawings by Joseph W. Dick Architecture, Inc. dated 2/16/2021 that show a major renovation of the existing house. The new design proposes to save what remains of the original front entry gambrel, remove previous additions, and expand the existing house with gambrel shaped masses at all sides, including the front entry. The proposal includes replacing all the windows with wood sash using 5/8" putty profiles and simulated divided lights, designed with period proportions. Existing doors, including the garage doors would be replaced. The existing chimney would be rebuilt and topped with clay chimney pots. The house would be re-sided using white cedar shingles with woven corners and shingles along the rakes. In general, the house would be re-envisioned with a more diminutive scale and gambrel forms that tie together the facades in a more complementary manner.</p> <p>The commission noted the proposal is more elaborate than the original building but appreciated the characteristics the applicant is bringing back. The commission discussed what original elements of the house have already been altered and compared them to the new proposed design.</p> <p>Disposition: HS made motion to determine the house is significant because of its style and history. AA seconded, All in favor. HS made motion to bring the project to a Public Hearing on 5/3/22. KS seconded, All in favor.</p>						
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F.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	251 Merriam Street (Silver Hill National Register District)	Initial Determination	Sean Greene and Fujiko Duke; O, Jamaal Siddiqui; Ar.	1921, Colonial Revival, 1 ½ Story	Porch extension and window replacements	Found Significant. Public Hearing 5/3/22
<p>Discussion: SW discussed the history of the property and its location within the Silver Hill National Register District. He noted the application was to remove a window and replace it with new double entry doors, remove the screens on the porch, extend the existing porch to create a new barrel roof entry and replace several of the existing windows.</p> <p>Jamaal Siddiqui discussed the proposed plans with the Commission. The Commission expressed concerns that the barrel roof entry with curved topped double entry doors may not be in keeping with the simple details of this Colonial Revival house. The owner and their Architect explained that the new doors and entry were located on the side of the</p>						

	<p>house and would be very difficult to see from a public way. Because of changes to the interior of the house the entrance needs to be relocated and that the barrel ceiling would allow more daylight into the newly reconfigured space. The commission suggested that a lower curve to the barrel ceiling may be helpful and that a single door with sidelights would be more in keeping with other houses in the Historic District. Another alternative would be more in keeping with the historic character is a flat-topped door with sidelights with a fanlight above.</p> <p>Leslie Glynn, 242 Merriam St, noted she was grateful that a developer did not purchase this house. She noted that a single door with fan sidelights would be more fitting on this cottage style house and also suggested removing the shutters.</p> <p>Disposition: PH made motion to determine the house is significant because of its age and location in the Silver Hill District. MB seconded, All in favor. AA made motion to bring the project to a Public Hearing on 5/3/22. KS seconded, All in favor.</p>				
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G. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	12 Hemlock Road MHC Form B MHC Form A (Boston Post Road National Register Historic District)	Initial Determination	N/A	1885. Queen Anne w/ colonial Revival. 2 ½ story.	Infill Porch Windows
<p>Discussion: SW discussed the MACRIS form for the property noting its history and style.</p> <p>SW discussed the application to remove the screen porch and infill with windows on the 2nd floor at the north side. At this location the owner is proposing to install six windows.</p> <p>The owner and their representative were not present at the meeting to discuss their plans and proposal. The commission discussed the submitted photos and renderings and determined they will need to see drawings of what the windows will look like on the facades as the renderings provided do not appear to accurately depict the conditions that will result there. The information currently submitted does not show double hung windows, does not describe a sill condition, and does not explain what will happen to the existing rounded corners at the openings or the existing porch vents. SW noted he thinks there needs to be a public hearing in order to have additional information provided to the Commission for review.</p> <p>Disposition: HS made motion to determine the house is significant because of its age and location in the National Register Historic District and architecture/history. KS seconded, All in favor. HS made motion to bring the project to a Public Hearing on 5/3/22. MB seconded, All in favor.</p>					
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H. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	17-19 Hill Top Road MHC Form A (Pigeon Hill Historic Area)	Initial Determination	N/A	1910, Vernacular, 2-family. 2-Story	Application to replace vinyl windows and aluminum siding

		<p>Discussion: SW briefly discussed the property history and its location within the Hilltop/ Pigeon Hill Historic Area.</p> <p>The Commission discussed the significance of the property and noted many changes that have been done to the original structure. The owner proposes to replace 13 vinyl windows in kind, to remove aluminum siding on the left side of the building below the windows, to replace any rotted wood and to replace the salvaged siding. The Commission agreed that the work as described will result in the appearance of the house remaining as is. This will not be detrimental to the character of the house. There is no delay.</p>				
		<p>Disposition: KS made motion to determine the house significant due to its contributions to the historic area. HS seconded. 5-1 voted in favor to determine significance. AA made a motion that the proposed work is not detrimental and to not impose a delay, HS seconded. All in favor.</p>				
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I.	<p>Location and Documentation</p> <p>266 North Ave MHC Form A- (North Avenue Historic Area)</p>	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
		Initial Determination	Albana Gurguri: O	1891, Colonial Revival, 2 ½ Story	Window & Door Alterations	Found Significant. Public Hearing 5/3/22
		<p>Discussion: SW discussed the history of the property including the MACRIS form of the area. The Commission reviewed a historic photo of the house in comparison to the current photos and noted many changes to the property over the years. The house was built c. 1893 by Frank N. Gowell. It is a 2 ½ story, shingled farmhouse built in the Colonial Revival style. It is located in the North Avenue Historic Area and is prominently visible from the street.</p> <p>The owner, Albana Gurguri, discussed her proposal to alter the location of several window openings and to replace all the attic and first floor windows as well as replace several existing doors. The existing windows on the house are vinyl replacements.</p> <p>The Commission discussed the drawings submitted and needed clarity on what was being proposed. The elevation drawings submitted showed different grill patterns than what exists on the house. The commission requested comparison drawings of each façade as it currently appears versus as it is intended to look after the work is complete and to include accurate grill patterns on the windows. The commission reviewed and was concerned by the wood doors that are proposed to be replaced with vinyl doors.</p>				
		<p>Disposition: HS made motion to determine the house significant due to its contributions to the historic area, architecture, and history. PH seconded. All in favor. HS made motion to bring the project to a Public Hearing on 5/3/22. KS seconded, All in favor.</p>				
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