

## Meeting at Town Hall

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Members Present: P. Halpern (PH), S. Wagner (SW), A. Aydelott (AA), A. Fobes (AF), A. Primer (AP), H. Stone (HS)  
Associate Member Present: A. Giske (AG)  
Staff Present: Margy Cohen, John Field

Attendees: See attached Demolition Delay Review Summary on Page 3

PH called the meeting to order at 7:03.

**Agenda Item:**

1. **Public Comments:** None.

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

- A. 2 Laxfield Road           Hearing continued to May 20.
- B. 200 Newton Street       Initial determination: Not Significant.
- C. 338 Conant Road         Initial determination: Significant. No delay imposed.
- D. 44 Ripley Lane           Initial determination: Significant. Hearing scheduled May 20.
- E. 300 Meadowbrook Rd.    Initial determination: Significant. Hearing scheduled May 20.

3. **Preservation Restriction Updates**

- A. 261 Merriam Street:      Completion of the draft expected by June 30.
- B. 500 Wellesley Street:    PH to speak in favor of CPA funding at town meeting.
- C. 100 Orchard Avenue:     On hold.
- D. Fiske Law Office:        On hold. HC hopes that Forest and Trails Association will soon finalize its decision to hold the restriction.
- E. Case Estate Buildings:   Rand House -- Some CPA funds remain to produce a concept design for a potential addition. Harvard-produced existing conditions floor plans are available from which to work. HC will consider recommending a program and suggesting a conceptual layout.  
Schoolhouse -- It was noted that old asphalt and other materials are dumped behind the building, and that earth moving equipment is parked there. The conditions have existed since last Fall and represent a potential for contamination which should be remedied. In addition, tools and materials have been placed on the porch, which may overload the framing and should be removed. HS will draft a memorandum expressing these concerns for review.
- F. Melone Homestead:       The issue is whether a preservation deed restriction or a memorandum of understanding is the most appropriate document to assure protection of the historically important elements. HC will meet with the Conservation Commission to resolve the issue following town meeting. AP and AG will review and edit the HC list of important elements that they previously drafted.

4. **Project Updates**

- A. Case House:              HS reported that construction is proceeding well and that the contractor is doing a commendable job.
- B. Josiah Smith Tavern:     AG, chair of the Friends of Josiah Smith Tavern (FoT), reported that the architect has submitted design development documents to Historic New England for review and comment. The town's land use department is reviewing the civil engineering drawings. The Zoning Board of Appeals will schedule a hearing soon to issue a finding, since part of the building is in the setback area. The FoT will raise funds privately for ballroom chandeliers.
- C. Old Library:             Fabrication of the Reading Room chandelier is in progress. An HC tour of the building is scheduled for Wednesday, May 1 at 9:30 AM. The granite main entry handicapped accessibility transition has not been ordered. Currently, a "Trex Deck" (molded plastic/sawdust composite with surface coloring) ramp is installed. HC is asked to determine whether this might be an acceptable permanent installation.
- D. Cemetery restoration:    SW noted that the historic cemetery restoration work has begun and that the Weston Media Center has expressed an interest in filming it,

## Meeting at Town Hall

**5. Other Business**

- A. 40B Updates: 518 South Avenue -- PH to draft HC commentary on Project Eligibility application for inclusion in the Selectmen's response to Mass Housing. The draft will mention that the proposal is too massive for the historically valuable area, as reflected in its Scenic Road designation, and that the existing, intact mid-century modern house contains elements worthy of preservation.
- B. De-accessioning: The town manager has issued a memo stating that everything must be removed from the Josiah Smith Tavern by May 30. AF and AP will assist Pam Fox, the Historical Society chair, in completing the artifact inventory. A meeting to finalize the determinations will be required at some point.
- C. Response to sign issue: The Recreation Commission has erected signs that are identical in every respect to the HC Historic District markers, creating ambiguity. The Recreation Commission has offered to make future signs in a different color, although in the same design, and there has been discussion about whether a color difference alone is distinctive enough to eliminate the ambiguity. SW discussed HC's concerns with Chris Houston, who will consider the issue. He is reluctant to form yet another committee. HC should comment if it feels an overall signage policy discussion is warranted and may wish to consider meeting with the Board of Selectmen and/or Planning Board to discuss the issue and how such a program might be implemented.
- D. Eric Dray: The Police Station meeting room might be an appropriate location for Dray's presentation. John Field will finalize the date. HC has sufficient funds to compensate him.
- E. Treasurer's report: Postponed.
- F. Marker applications: 254 Conant Road, Jesse Summer Viles House c. 1847 - 48  
HS moved to grant / AP seconded Vote: Unanimous
- G. Other: Prior to demolition delay review, PH announced the resignation of Associate Member Giske. She will continue as designated HC liaison on work related to the Josiah Smith Tavern and the Melone Homestead.  
Reappointment of Wagner to the Community Preservation Committee  
HS moved to reappoint / AF seconded Vote: Unanimous

**6. Approval of minutes** AP moved to approve last meeting's minutes / AA seconded Vote: Unanimous

**7. Calendar** Next meetings: May 20, June 17.

**8. Adjournment:** AA moved to adjourn / HS seconded Vote: Unanimous  
Meeting adjourned 9:30.

Respectfully submitted: Alfred Aydelott

## Meeting at Town Hall

## Demolition Delay Review Summary:

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
2 Laxfield Road MHC Form B. □	Delay Hearing	Kathryn Richlen Ken Stevens: OR Colin Flavin: OR Doug Ludgin: D	2-1/2 story 1899 brick Tudor with 1980's additions	2 windows & brickwork below	Previously found Significant
	<b>Discussion:</b> An estate house on 23-1/2 acres, with subsequent wood-frame additions, largely at the rear, consisting of a garage, entry, sunroom, kitchen, and east-facing dormer. All windows are 1980's replacements. The house is one of 3 structures on the property and cannot be seen from the public way. Ludgin presented the proposal. Ground floor demolition on the north wall of the house will create openings, either for exterior doors, or for access to a new addition, which would include a new entry and family room. These are very different outcomes, and the commission explained that it is unable to judge the impact of the proposed demolition without assessing the final result.				
	<b>Disposition:</b> <i>Hearing continued</i> to May 20. Applicant to submit design concept drawings.				
B. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
200 Newton Street MHC Form B.	Initial Determination	Applicant not represented	Altered 1929 Colonial Revival with additions	3 windows	Windows to be replaced.
	<b>Discussion:</b> Brief review of photographs documenting current conditions.				
	<b>Disposition:</b> Found <i>Not Significant</i> because the original character of the house has been lost through successive alterations. AA moved / AP seconded Vote: Unanimous				
C. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
338 Conant Road Inventory Form.	Initial Determination	Gabriella Vargas: O Mark Salem (?): Andersen Windows	1-1/2 story 1935 Colonial Revival with modifications	6 windows	Infill sash to replace windows.
	<b>Discussion:</b> Following the finding, the owner agreed to discuss the proposed changes, which Salem presented. All new windows will replace earlier replacements, with one exception. That original window will replace another earlier replacement elsewhere. No other changes are proposed.				
	<b>Disposition:</b> Found <i>Significant</i> . HS moved / AP Seconded Vote: Unanimous <i>Delay waived</i> . HS moved / AP seconded Vote: Unanimous				
D. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
44 Ripley Lane MACRIS Form MHC Form B.	Initial Determination	Jamie Gerrity: O Molly Gerrity: O Jonathan Miller: Ar Jonathan White: Att	Altered 1740 2-story center-entry Colonial with additions & 19th c. barn with garage	Garage and partial house demolition & replacement	
	<b>Discussion:</b> Following the finding, the owners agreed to discuss the proposed changes, which Miller presented. The 1740 main block roof was raised in the 19th century for a 3rd floor. Only the main block is to be preserved. All other construction is to be replaced with a larger addition, including a lower level garage. New addition massing and rooflines are articulated to minimize impact, which Commission members found to be effective and in keeping with the character of the original construction. The existing garage attached to the barn is to be demolished. A ZBA finding is required, since the building encroaches into the setback. A Planning Board Scenic Roads permit is required for removing the fieldstone wall to access the new garage. John Field to confirm that the demolition extent triggers Planning Board review.				
	<b>Disposition:</b> Found <i>Significant</i> because of its unique characteristics and its prominent contribution to the surrounding area. HS moved / AP Seconded Vote: Unanimous Hearing scheduled May 20.				
E. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
300 Meadowbrook Road (AKA 56 Wellesley Street)  Case's Corner NRD. Maple Rd./Wellesley St. Historic Area.	Initial Determination	Patrick Murphy: O Cristina Murphy: O Adrienne Giske: Ar	1-1/2 story 1922 Dutch Colonial Revival	Partial house demolition & additions	
	<b>Discussion:</b> <i>AA recused. Notes by PH.</i> House is one of 5 resulting from a Harvard Graduate School of Design competition for Windsor Estate workers. Prominent location at the corner of Meadowbrook Road and Wellesley Street and vital to neighborhood fabric and scale. Architectural vocabulary includes gambrel ends, lunette window, broad overhangs, flared baseboard areas, pedimented entry, and shed dormers. Following the finding, the owners agreed to discuss the proposed changes, which Giske presented. Goal is to leave the existing house intact, while adding two small footprint additions and infilling the existing breezeway, Architectural vocabulary and details to match existing with in-kind materials.				
	<b>Disposition:</b> Found <i>Significant</i> because of its history, architectural integrity and contribution to the Historic District and Area. AP moved / HS Seconded Vote: 5-0 Hearing scheduled May 20				
Abbreviations	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney				

Meeting at Town Hall

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