

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: online

Attendees: See attached Demolition Delay Review Summary on Page 2 & 3
Adrienne Giske, (Friends of JST);

PH called the meeting to order at 7:00 pm 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:**

- A. 770 Boston Post Road Public Hearing: Continued to June 23, 2020.
- B. 271 Glen Road Public Hearing: Proposed changes not detrimental, no delay imposed.
- C. 544 Boston Post Road Initial Determination: Significant, no delay.

3. **Preservation Restrictions**

- A. 171 North Avenue, known as Whitney Tavern Written request received to replace several windows in original part of house. PH reviewed the pertinent section of the preservation restriction, and stated that these windows are in poor condition and are not originals. HS and AP volunteered to see the house and report to the chairs. DO will get them in touch with the owner.

4. **Project Updates:**

- A. JST: Giske presented photos of structural repairs including excavation work. Remediation for insects, mold and asbestos is ongoing. Elevator shop drawings are being reviewed. The retaining wall has been ordered. She stated there have been weekly Working Group meetings with AA and HS participating. No update with uncertainty of a town meeting date.
- B. 255 Merriam Street

5. **Other HC Business:**

- A. Sign Committee Update AP stated no progress to report yet.
- B. Weston Preservation Awards Project Discussion of possible awards project, starting with a comparison of the program in other towns. PH stated she liked the award Somerville offers which is a drawing by High School students. KS stated she would investigate the towns around the Cape. PH will reach out to Pam Fox to see what she knows. HS stated he is interested to find out what Brookline does.
- C. Outreach to realtors No update.
- D. Response to BPR Intersection Improvements MEMO – Section 106 SW stated he circulated a letter around which he needed PH to sign.
- E. Central Cemetery Sign PH reported (from Pam Fox) on a missing sign at Central Cemetery. The sign read: "These rhododendrons were brought back from the south in 1864, *by the* Rev. C.H. Topliff, and planted in memory of the Weston men who died in the Civil War." She queried whether the WHC was interested in procuring a new sign. WHC stated that they are. More information, including the size of the sign, is needed before making a decision.

F. Skinner Sale Town has received a check for \$38.80 for items sold at auction on March 12th. SW stated that they will try to discover which items these include, as no list has been provided.

6. **Treasurer’s Report:** AF stated that very little of the budget has been used so far, and most of that has gone toward advertising hearings.

7. **Administrative Approvals:** None

8. **Historic Marker** AP moved to accept an Historic Marker application for 106 Love Lane. HS seconded. All in favor.

9. **Approval of minutes:** AA moved to approve the minutes for March 24, 2020. HS seconded. All in favor. HS moved to accept the minutes for March 31, 2020. AF seconded. All in favor.; AA moved to approve the minutes for September 4, 2018. KS seconded. All in favor

10. **Calendar** Next meetings: June 23, 2020, July 21, 2020

5. **Adjournment:** AA moved to adjourn / SW seconded Vote: Unanimous Meeting adjourned 8:54 pm.

Respectfully submitted: Dana Orkin

Demolition Delay Review Summary:

A. 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)	Public Hearing	None	2-story 1892 Colonial Revival with 1964 renovations	Total demo	Public Hearing Continued
	Discussion: The applicant notified DO that they would not be ready for a hearing yet.				
	Disposition: AA moved to continue the hearing for June 23. KS seconded. All in favor.				
B. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
271 Glen Road MHC Form A. (Glen Road Historic Area & Glen Road Historic District).	Public Hearing	Drew Arias: C Elizabeth Wilder: O	2-story 1922 Colonial Revival with 1979 renovations	Replace siding and add porch	No delay imposed.
	Discussion: Arias presented plans and elevations by Prospect Design dated 5/1/2020 and a site plan by GLM Engineering dated 5/26/2020. He described the porch addition on the far west end of the house as functioning best at that location. Elevation Option B is preferred by WHC members and also by the owner. He stated they pushed the addition back from the face of the existing dwelling slightly to break up the linear look of the house. An exterior door and landing at the back of the addition are included in the project. Regarding materials, the owner will replace the existing aluminum siding. Arias prefers to use Hardie plank in lieu of a cedar siding. HS believed that the Hardie plank proposal is a suitable option in this case. Arias stated they will use a boral (made from recycled ash from coal plants) or an azak product for the corner boards. The WHC will leave it up to the owner to choose these materials, but would like to be notified about the decision. It was noted that this is a nonconforming property.				
	Disposition: AP moved to find the changes not detrimental and <i>not impose a delay</i> . AP seconded. All in favor.				

C. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p>544 Boston Post Road MHC Form B, MHC Form A (Boston Post Road Historic District).</p>	<p>Initial Determination</p>	<p>Al Pace: O</p>	<p>1930 hipped roof house, now used for commercial purposes</p>	<p>Replace 15 + windows</p>	<p>Found Significant. No delay pending acceptance of window choice by co-chairs</p>
<p>Discussion: The building is important to the character of Town Center and is located on BPR at the corner of Colpitts Rd. The front, back and west sides are visible from the public way. It is in good condition and contributes to the Boston Post Road National Register Historic District.</p> <p>Pace stated that 15 original windows (including several pairs) located at the rear and the west side are no longer able to be repaired. He proposes to replace them. All other windows in the building (including at the front) will remain or be preserved (using parts saved from the windows that will be removed). He provided a photo dated 5/15/20 to show the windows under consideration. Pace’s proposal is for a Harvey vinyl insert. HS stated that vinyl windows would not be a great choice for durability, but there are plenty of quality insert windows that are not vinyl. SW stated that the rear of the home is visible from Colpitts Road. SW noted it would be more appropriate for the five pairs of windows at the side to be 4 over 4, rather than the existing 4/1 configuration. AP stated that vinyl is not an appropriate choice for an historic home. Pace stated that he can check to see what Pella windows he could use instead of vinyl. He will change the windows in the photo numbered 4, 5, 6, 7, 8, to be 4 over 4. He will keep the the existing configuration for all other windows. WHC members discussed delegating approval of a window replacement choice to PH and SW, rather than bring this application to a public hearing.</p>					
<p>Disposition: AP moved to find the building Significant. AA seconded. All in favor. HS moved to accept the window replacement proposal with the 4 over 4 windows configuration change noted and impose no delay, pending approval of a window selection by the co-chairs,. KS seconded. All in favor.</p>					
<p>Abbreviations</p>	<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>				