

**Weston Historical Commission**  
**17 June 2019**

**Members Present:** Alan Fobes (AF), Henry Stone (HS), Steven Wagner (SW), Kathryn Scadden (KS), Phyllis Halpern (PH), Alicia Primer (AP)

**Staff Present:** John Field (JF)

**Others Present:** David Calhoun, Ken Stevens, Scott Blackwell, Isamu Kanda, Simon Bellemare, Marshall McLean, Bart Ying, Kit Ling Lai, Paul Penfield (at 8:50)

**Meeting called to order:** 7:02 p.m.

**Public Comment:**

**David Calhoun, representative for 104 Boston Post Road**

Stated that Demo Delay period of one year had ended. Asked WHC to sign a Memo of Understanding that he termed part of the MEPA notification process. AP stated that discussion was not on agenda and that she wouldn't sign a document without reviewing it. SW stated agreement. HS stated that he had not seen any email about the topic. AP asked Calhoun about previously stated plan to relocate house. Calhoun stated he had a private party interested, but they have backed out. PH asked about formerly expressed interest from Affordable Housing groups. JF will distribute copies of the document for WHC review before next meeting.

**Demolition Delay Bylaw- Public Hearing**

**2 Laxfield Road- 1899- demolish or move existing water tower;** Starr, owner  
Contractor Ken Stevens presented. AP asked if there was any new information on project. Applicant stated no new information was available and that owner was undecided on plans. PH stated that WHC had previously voted tower Significant, despite modifications. SW noted that since tower had been moved on the property previously, another move would not be detrimental, but application should be considered for most severe case, i.e. demolition. SW noted that the building is unique and owner should be encouraged to reuse the structure.

AP moved to impose a one-year Delay of Demolition of the water tower during which time we will keep the door open for discussion; KS seconded. All in favor, none opposed.

**Demolition Delay Bylaw- Initial Determinations**

**15 Perry Lane- 1937- miscellaneous alterations;** Blackwell, owner; IKanda, architects  
SW described WHC process to applicants. PH stated that house is a 1937 shingled colonial revival with a Form B. Applicant stated that house's orientation had been reversed previously when additions were built. AP stated that original form of house remained visible and that previous additions were in kind and appropriate.

HS moved that the house is Significant because of its age and character and because the original portion remains intact; AP seconded. All in favor, none opposed.

Board received permission from applicants to review planned changes. Scott Blackwell and Isumu Kanda described proposed changes: replacing various doors and windows, most of which are not part of the original house. All window replacements to be wood construction; front replacement door to have more glazing to reflect period of house; study addition skylight will be moved to rear of house and front south window removed; west facade: triple window eliminated; back side of house: top window to match window below; on deck: eliminate door and replace with window; cedar shakes to match original and patched as needed. HS asked applicant about existing slate roof. Applicant stated part was asphalt and would be replaced with slate.

AP moved that the changes proposed were not detrimental to the house and to impose No Delay; HS seconded. All in favor, none opposed.

PH gave applicant the property's MACRIS form and application for Historic Marker.

**12 Gowell Lane- 1910- demo sheds and deck, 2 story addition;** Bellmare, owner; M McLean, architect

PH stated that house was built in 1910 and located in the Lower Conant Road Historic Area. Owner said it was originally built from a kit, with renovation 12 years ago. HS asked about stone base on front porch. PH stated the house showed "Craftsman" influence. AP stated it resembled an American Four Square. SW stated that WHC had voted the house Significant 9 years ago. HS moved that the house be declared Significant as it contributes to the Lower Conant Historic Area; AP seconded. All in favor, none opposed.

SW asked applicant if he chose to have Board review plans, which he agreed to do. Applicant proposes a two-story addition set in back of original house, with 2 car garage below living space; a dining room, family room and sunroom on the first floor; and a master bedroom suite above. Stated details of exposed rafter tails, 1st floor clapboards and 2nd story shingles to match the existing house. AP asked about size of addition, as the large size increases its dominance compared to the original house. Applicant stated addition would add 1600 sf to a 1700 sf house. PH suggested hip roof would reduce mass. KS asked if roofline could be lowered. SW stated that left side of house would show from historic Conant Road. HS stated no issue with size but wanted massing to recede from original house. He recommends a perspective rendering of the project. AP stated that lighted cupola would look like a bright lighthouse from Conant. SW stated that gable roof over porch did not work.

AP moved that size and impact of addition warranted a Public Hearing, HS seconded. All in favor, none opposed.

Public Hearing to be held 15 July. Applicant asked when materials were due for that meeting. JF stated they were due 8 July.

**1 Raynor Road- 1903- partial demo, garage/mudroom addition, renovate porch, replace windows;** Ying and Lai, owners

PH stated the house is a 1903 American Four Square, on the corner of North Avenue. HS stated the house has its original massing and stone foundation, and that vinyl siding and windows were reversible changes. HS moved to find the house Significant for its age, type, and character. AP seconded and stated that Weston has very few American Four Square houses. All in favor, none opposed.

Applicant stated that the Board could review plans. They propose to add a mudroom and garage with a family room above, and also to renovate the front porch. SW asked applicant to match rooflines by considering a hip roof instead of a gable. AP asked house height, explaining that if the original house is taller than the addition, that will help keep the focus on the original historic structure. KS asked about what was planned in new space over garage. HS asked about transition from old to new parts of house. AP asked if family room ceiling could be lowered to reduce height. HS stated that cornice return was not an appropriate style detail because it is not part of the existing house vocabulary. Applicant stated that changes would be made. AP asked materials planned for addition and stated that wood was preferable to vinyl.

Applicant will return for a Public Hearing on July 15. They will provide revised drawings.

**67 Wellesley Street- 1925- partial demo: front door entry and portico; Rowe, owner**

PH stated that house was in Maple Road/ Wellesley Street Historic Area and Case's Corner Historic District, close to the Scout House, and sister house to 63 Wellesley Street. HS moved to find the house Significant as a contributor to the District and Area; AP seconded. All in favor, none opposed.

SW read letter from applicant, who was not in attendance, stating request to replace the rotted front door, sidelights, fanlight and steps and to add a portico with an arched opening similar to one at 63 Wellesley. The owners found a good match to their existing door and windows from the Simpson Nantucket Collection. AP asked that WHC see columns proposed. HS moved that the co-chairs review plans and issue an Executive Decision; KS seconded. All in favor, none opposed.

**316 Wellesley Street- 1773- partial demo: front door and windows; Loughran, owner**

PH stated that house is important Federal style house, circa 1773, and guest house to larger newer house behind it. AP moved to find the house Significant, KS seconded. All in favor, none opposed.

Applicant not in attendance. AP stated that WHC needed to see proposed door. Application includes repair of window sills. SW stated that windows were not original. AP moved that the co-chairs request more information, review plans and issue Executive Decision; HS seconded. All in favor, none opposed.

**153 North Avenue- 1907- partial demo: remove and replace French doors, remove side lights**

AP moved to find the Shingle style house, located in the Kendal Green Historic District, and originally part of the Drabbington Inn, significant; AF seconded. All in favor, none opposed.

Applicant not in attendance. HS stated that plans for new doors do not match existing stone arch on the house. PH stated that WHC needed to see better renderings of the elevation. SW stated need for more detail on plans. AP moved to continue the discussion to allow receipt of more information, HS seconded. All in favor, none opposed.

### **Other business**

#### **40B Update**

PH stated that JF would write to Affordable Housing groups about 104 Boston Post Road, which project is in appeal.

#### **Preservation Restrictions**

PH stated issues with Lilac House PR and ongoing work with owner, PH and AP.

HS stated praise for presentation by Eric Dray, the preservation consultant.

#### **Case House**

HS stated that porte cochere should use East Longmeadow brownstone caps to match original red color, not grey Portland brownstone. Stated he had sourced old Longmeadow stairs to use for stone. SW stated that PBC would decide issue and that WHC would advocate for correct material use. PH stated her husband might have a source for correct materials.

#### **JST**

Update would be at next meeting.

#### **Old Library**

PH noted ongoing issues with entry and stone and that HS and AA had met with PBC on the topic. PBC stand was that Town "owned" stone landing as designed. HS asked about reversibility of mortar base.

John Thompson had sent a message that corner lights in Reading Room were temporary.

#### **Cemetery Restoration**

SW stated there was no news. Work is proceeding.

#### **Case Estates Buildings**

PH stated that Al Aydelott had drawn existing conditions of Rand House and would present suggested additions soon. KS asked if house would be sold. PH stated it would have protection of a Preservation Restriction before sale.

#### **De-accessioning project**

PH stated that Taunton Historic Society had never replied to query about Taunton blanket chest. Stated that Skinner Auctioneers estimated it would bring \$15-25,000 at auction, with 5% commission charge. PH talked to Selectman Houston and Leon Gaumond regarding the disposition of the funds, and asked that it be earmarked for some historic-related purpose like preservation of remaining Town collection or for education.

PH stated that 3 items were donated to the Golden Ball Tavern. HS asked about remaining books. PH stated that some were at Town Hall and some in storage at the Brook School. AF asked if JST were empty. Answer: not yet. PH stated that old Historical Society books on Weston history have been stored with other items and could be used for future history prizes.

### **Signage**

PH noted that Pl Bd will be taking up general sign issue. HS stated that new Case House sign matches the WHC signs. SW stated he would contact the DPW about trees obscuring the Case's Corner Historic District sign on School Street.

Burgoyne Elm sign: PH stated that sign painter contacted will be unable to replicate font on old Burgoyne Elm sign, but is excited about making a replacement sign using a different "colonial style" font. Asked WHC to consider future location of that sign and if it should be 1 sided or 2. Initial discussion leaning toward 1 sided sign on a post. Original sign is ¾" x 24" x 36" with a metal edge band.

AF stated that Town Center work would go past the Fiske Law Office, so determining location for new sign should wait, and also must be coordinated with new signage guideline discussion.

Paul Penfield (RTC) stated that Rail Trail signage would include QR code. FLRT has set up a website to accommodate these for all signs.

### **Treasurer's Report**

AF asked for signatures for Eric Dray presentation invoice. AF recently submitted invoices for two framed Town Hall photographs. Stated WHC balance was \$950 for the year ending 1 July. Pam Fox has ongoing documentation work and will send an invoice shortly.

### **Minutes**

AP moved to approve 30 April 2019 minutes; HS seconded. All in favor, none opposed.

### **863 Boston Post Road**

PH stated that plans were ongoing. JF stated that new owners may seek CPC funding for relocation/restoration of the Alpheus Bigelow Jr. Law Office. SW stated that CPC would ask for Preservation Restriction if CPC funds were sought and asked about valuation of project. JF stated that applicant did not want the Law Office to be a part of project approval process. AP stated that Planning approval process would include review.

HS moved to adjourn; AF seconded. All in favor; none opposed.

Minutes submitted by Alicia Primer