

Members Present: P. Halpern (PH), S. Wagner (SW), A. Aydelott (AA), K. Scadden (KS), H. Stone (HS), A. Primer (AP), A. Fobes (AF)
Staff Present: D. Orkin (DO); J. Field (JF)

Location: online

Attendees: See attached Demolition Delay Review Summary on Page 3

Adrienne Giske, (Friends of JST); Giovanna Bortolamedi and Steven Gaklis (215 BPR), William Salkewics (770 BPR), Matthew Carpenter (778 BPR)

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 3:

A. 770 Boston Post Road: Public Hearing: 12-month Demo Delay Imposed

3. Request for informal review:

A. 215 Boston Post Road: The owners requested time to show landscape proposals in hopes of getting input from the WHC. Gaklis (owner) noted that they are finishing up restoration of the house. He asked if anyone might direct them to someone who can recreate a logo insignia in shingles. In order to bring back the front entrance for the house with the landscaping, they need to alter the driveway configuration. The Commission stated that this proposal was not in their purview but that they would need a full site plan to compare options. AA recommended that they take this proposal to the Planning Board and the Zoning Board of Appeals. Giske also noted that Mass DOT will need to be involved for a new curb cut on the state road.

4. Preservation Restrictions

A. 316 Wellesley Street: PH noted that previous owners of the Joel Smith house receive variances in 1996 & 1997 allowing a larger house on the same property, but requiring a preservation deed restriction on the original house. The new owner has now restored the Joel Smith house; PH showed photos of the recent work. On behalf of the new owner the contractor stated they are willing to work with the WHC on this. Eric Dray, Preservation Consultant has written the town a proposal to draft this preservation deed restriction for an amount not to exceed \$1500. AP moved to accept this proposal. KS seconded. All in favor.

5. Project Updates:

A. JST: Giske presented construction photos of the work. Site work includes prepping for the septic field, trenching for the pre-cast retaining wall blocks & installing grade beams for the north-side porch ramp. The contractor had to excavate 8' below "the connector" to find compactible soil. AG, AA & HS continue to represent the town for the project. So far, the contractor is on schedule. Various windows in the Tavern need to be restored. Contractor has proposed Olde Bostonian as the window restoration contractor for the project. WHC review was requested. AP moved to award the contractor of Old Bostonian to restore the windows at JST. HS seconded. All in favor. SW moved to give AA & HS authority to approve similar references and approvals on behalf of the WHC in the future. AP seconded. All in favor. In the future, they will keep WHC in the loop and will notify us of such decisions.

- B. 255 Merriam Street: SW received a price from Existing Conditions Surveys, Inc of \$1,700 to do a survey that includes plans, elevations and sections for the existing barn. AA moved to accept the proposal for \$1,700. AP seconded. All in favor.
- 6. Other HC Business:**
- A. Alpheus Bigelow Jr. Law Office SW stated that the property at 3 Applecrest Rd that includes the Law Office, was just sold. SW noted that John Field is very aware of the importance to the town of the Law Office. SW will reach out to the new owner.
- B. Sign Committee Update No update.
- C. Weston Preservation Awards No update.
- D. Outreach to realtors No update.
- E. RR Station Update Representative Alice Peisch's office said that everything stalled with Covid emergencies, but they will resume questioning the MBTA reps on this project again. Meanwhile, AA has worked on existing condition drawings.
- F. Skinner, Inc. Auction Update PH reported that Skinner recently sent a \$256.87 check for de-accessioned town objects that sold at auction. This money should be added to the \$38.80 received last month for these items and will go into the town coffers, hopefully to be used for future preservation needs as requested. These items include: One Cased Spencer, Browning & Rust Sextant; Two Hetchels, a Kettle Stand, and Two Tins; One Blue-painted Pine Six-board Chest. KS believes Skinner has not yet sold everything the town de-accessioned to them.
- 6. Treasurer's Report:**
- AF reported that there is a bill from Pam Fox for a marker consultation on the Ida White house and a bill from Ould Colony Artisans for a historic marker sign for the same house (106 Love Lane.) AF asked for approval to have a staff member sign the bills. AP moved to have DO sign these two invoices for the WHC. HS seconded. All in favor.
- AF stated that to-date only \$600 out of the \$4,500 budget has been spent. Tonight's approvals include \$1,700 for the 255 Merriam St barn documentation, \$1,500 for drafting the preservation restriction at 316 Wellesley St., and \$2000 on the evaluation of 770 Boston Post Road. PH stated as much as possible should be encumbered from the 2020 budget while the remainder would come from the FY 2021 budget.
- 7. Administrative Approvals:** None
- 8. Historic Markers:** None
- 9. Approval of minutes:** AA moved to approve the minutes for May 26, 2020. HS seconded. All in favor. AA moved to accept the minutes for May 27, 2020. KS seconded. All in favor.
- 10. Calendar** Next meetings: July 21, 2020, August 18, 2020
- 11. Adjournment:** AA moved to adjourn / SW seconded Vote: Unanimous Meeting adjourned 8:52 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	William Salkoicz (O)	2-story 1892 Colonial Revival with 1964 renovations Designed by Weston architect, Samuel Mead for Lorenzo N. Kettle. In BPR Nat'l Reg Hist District	Total demo	Demo Delay Imposed
<p>Discussion: A demolition delay was imposed in 2015 that has since then expired. On 3/31/20, WHC voted unanimously that this house is significant. On 5/19/20, WHC members conducted an exterior site visit, accompanied by the owner. Photos from this visit were viewed at the Public Hearing.</p> <p>Upon request, Salkewicz provided a status update of the house. He stated that he purchased the house in 2006 or 2007 in poor condition. Stated his plans to sell the property back into the market were set-back by the housing crash of 2008. Stated that a front section of the roof caved in this past winter, and that it is no longer safe to go inside. Said that house is still for sale.</p> <p>HS stated that the house was salvageable when he bought it back in 2006. SW asked how the property was marketed; Salkewicz answered that except for a short period on MLS, the marketing has been done quietly. AA stated the condition of the house has deteriorated significantly since the last demo delay back in 2015. It's a remarkably beautiful and well-built house, with incredibly handsome detailing and thoughtful design. It's a tragedy to see it in this condition. AA questioned whether the process since 2015 should be considered "demolition by neglect" which would have an impact on the length of delay imposed. AA suggested that the delay should be imposed if the WHC believes that the house can be salvaged. AA suggested to impose a delay contingent upon a professional survey of whether the house is salvageable.</p> <p>SW agreed that the question tonight was to see whether house is salvageable. A one-year delay is intended to allow time for the owner and WHC to work together to find a suitable alternative to demolition and for a mutually agreeable solution. If a delay is imposed, the Building Inspector needs to inform the owner of his responsibilities to prevent further deterioration. If the building falls down during the one-year delay period, then we would need to discuss "demolition by neglect." SW agreed that a structural evaluation is needed. Discussion ensued about WHC's assistance to help find a buyer. KS and AP suggested appropriate marketing tools.</p> <p>PH has solicited a proposal from Structures North Consulting Engineers to evaluate the existing conditions, by drone, and to submit a written letter report with embedded photographs.</p> <p>Neighbor Matthew Carpenter thanked WHC for their work. John Field, Building Inspector noted that a subdivision on this site would be difficult and that it is the owner's responsibility to provide proof that the building is not salvageable.</p>					
<p>Disposition: AA moved to propose a one-year delay on the Lorenzo N. Kettle House. HS seconded. All in favor. AA moved to contract with Structures North Consulting Engineers, Inc on their proposal to evaluate the condition of the house, funded entirely by the WHC for a cost not to exceed \$2000. AP seconded. All in favor.</p>					
Abbreviations	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				

