

Weston Historical Commission Meeting Notes

Monday July 15, 2019-7:00 pm
Town Hall lower level meeting room

WHC Attendees: Phyllis Halpern(PH), Stephen Wagner(SW), Al Aydelott (AA), Henry Stone (HS), Kathryn Scadden (KS)

Staff Present: John Field

Others Present: Marshall McLean(12 Howell Ln), Simon Bellemare & Emily Bellemare(12 Howell Lane), Adrienne Giske, Tom Tinko (106 Love Lane), Jen Smith (106 Love Lane), Bat Ying & Kit Ling Lai (1 Raynor Road), Paul Penfield(17 Bradford Road) Carter Williams(208 NewtonSt)

7:00: PH called the meeting to order

Public Comments: none

Demolition Delay Bylaw-Public Hearings-Vote Anticipated

12 Gowell Lane: 1910-demo sheds and deck with 2 story addition- Bellmare residence-Lower Conant Road Historic District. Owners showed new design as recommended by WHC at last meeting. Owners reduced size and design on proposed addition to back of house and acknowledged that new design is more subordinate, proportional and respectful of original home design. HS motioned to approve. PH seconded. All approved. PH will send letter to ZBA with decision

1 Raynor Road: 1903-owners showed new design as recommended by WHC at last meeting. Owners acknowledged that new design is more subordinate and respectful of original design including materials for siding. PH motioned to approve. KS seconded. All approved.

Demolition Delay Bylaw-Public Hearings-Vote Anticipated

106 Love Lane: 1896 Ed's White House. KS motioned to determine house significant. HS seconded. All approved. Project is to add third bay to garage, add breezeway to connect house to garage and a 10 foot non visible dormer to rear. WHC suggested minor changes to design to PH and SW who will approve with Administrative Decision.

208 Newton Street: 1740. McCarthy residence- Case's Corner Historic District. AA motioned to determine house significant. SH seconded. All approved. Project is to remove chimney on left side addition, replace rear doors, replace 11 rear windows, replace rear deck. Owners' architect showed respectful design changes all on rear facade of house. Chimney removal is on newer additions. HS motioned to approve design. KS seconded. All approved.

Project Updates

1. Rand House and other Case Estate buildings: Michael Harrity described the rapidly deteriorating property, owned by the town but of no use to the town, as one the town would like to sell. With septic system issues, no funds for improvements, the town needs to sell the house asap. AA developed a design with an addition to the rear that shows how easily this house could be appealing and provide vision to a prospective buyer while maintaining the 3 facades seen from the street. The other two Case Estate building, a barn and school house need to be sold as well. With a shared driveway, Conservation restrictions and other issues, this will be a

challenge. Uses could be educational, agricultural and residential. All 3 buildings need immediate attention. Question arose whether a Preservation Restriction should be added to the deed. John Bowman can't easily update the appraisal he did a few years ago although he can use some of the information. He will have to consider this a new appraisal. WHC will need to ask him for an RFP for all 3 building on the Case Estate. Discussion included uses for site (agricultural, educational and residential); selling all 3 buildings together; Next step: MH to ask BOS about appraisal, CPA funds, PR and Planning Board about CBA (?) to change lot. Discussion to be continued.

2. Old Library: HS said contractor is slow; granite issue is slow to resolve; chandelier is installed but there is an issue with the chain.

3. Cemetery: SW no updates of note

4. JST: Adrienne Giske presented an update: wall made smaller, Planning Board Meeting made electrical change, added bike rack; FinCom said there will be no other developments on the site; Lighting is dark sky compliant; sign is newly done with new lights and light post. Bids expected in September at 90% estimate.

Preservation restrictions status discussions:

- A. 71 Lexington Street: Owners decided to withdraw their request for a PR
- B. 120 Summer Street: Ongoing
- C. 261 Merriam Street: To be discussed at next WHC meeting

40B Updates: none

Other Updates:

De-Accessioning project: Pam Fox has been able to acquire temporary storage space in St. Julia's basement

Treasurer's Report: Alan Fobes informed PH that WHC paid Pam Fox \$350 so our balance is now \$43.14 ending 2019. Now we move on to 2020.

Administrative Approvals:

4 Legion Road: 1937-add storm door and 2 replacement windows on rear of house, adding 3 basement storm windows. Riffin Residence. PH and SW approved with administrative approval

24 Silver Hill: 1905- remove window and replace with like type. Gillian Residence. PH and SW approved with administrative approval.

Historic Marker Applications Received: none

Other:

Rail Trail Opening is Saturday October 26 and WHC has been asked to sponsor with small donation. Governor might attend. SW motioned to approve. KS seconded. All approved.

Bemis Street: window replacement

JST: Opening October 12

Meeting Adjourned: 9:00 pm