

WHC Members Present: P. Halpern (PH), S. Wagner (SW), A. Aydelott (AA), H. Stone (HS), A. Primer (AP), A. Fobes (AF), K. Scadden (KS)

Building Inspector: John Field

Others Present: Paul Penfield ( Rail Trail Advisory Committee), Neil Levitt (PBC), David Walker (80 Orchard Ave) Adam Grassi ( re: 74 Orchard Ave), Bonnie Mackool (re: 72 Chestnut St), Doug George (re: 83 Brown), Daniel Szeto ( re: 83 Brown St), Harvey Boshart ( re: 183 Ridgeway), Claire Boshart (re: 183 Ridgeway), Guy Grazzi ( re: 183 Ridgeway), Jonathan Uhrig (183 Ridgeway), Justin Marcoux ( re: 240 Ridgeway), Grey Legault ( re: 240 Ridgeway), A. Giske.

PH called the meeting to order at 7:00pm

**Agenda Item:**

**1. Public Comments:**

1. Neil Levitt and Paul Penfield expressed concerns about location of new gas line location and how it would impact the integrity and appearance of the historic bridge at the rail trail on Church street. PH and SW reassured that this concern has been expressed to the Selectman and National Grid

2. Daniel Szeto will soon close on a house at 83 Brown St and asked for clarification of what he can do with the property: part is historic ( 1860) other parts are additions. He would like to demolish all and build new farther from the street. SW suggested he submit application to WHC to determine if house is 'significant'. AA said property is on a non-conforming lot so if house is determined 'not significant' owner will need a zoning variance to build new. John Field said since the new structure will be for residential use it is considered 'legally pre-existing' therefore will only need a special permit. Various opinions followed

**2. Demolition Delay Bylaw-Public Hearings:**

**1.183 Ridgeway Road** (1940) Chiltern Hundreds Historic District: Guy Grassi, architect, and Jon Uhrig brought more detailed existing conditions drawing along with 4 alternatives. After lengthy, reasonable discussion, HS motioned and KS second for Demolition Delay but invited owner and architect to next WHC meeting 10/7/19 at which owner will present another alternative so vote on ending delay can be made then. All in favor. KS and AA volunteered to meet with architect and owner before the meeting to discuss other options. Many WHC members stressed the importance of maintaining the historical significance of the Chiltern Hundreds Historic area.

### 3. Demolition Delay Bylaw-Initial Determinations:

1. **174 Orchard Avenue (1910):** owner David Walker and his architect, Adam Grassi, are requesting a demolition of the house with the exception of the billiard room (formally part of 80 Orchard Avenue). KS has seen the house and thought the house would be nearly impossible in which to live due to small stairs, different floor levels, and illogical circulation. David Walker invited all to tour property. WHC determined house historically significant so owners will meet at public hearing for vote on demolition delay. Site visit to be organized by Margy. WHC determined house significant due to its unique design features and contribution to the Orchard Avenue Historic Area
2. **72 Chestnut St.** 1928-29 Chestnut St Historic Area. Owner Bonnie Mackool requested replacement of 11 windows, many of which are not original to the house. House has previously been determined significant. HS motioned for no delay; KS second it. All in favor.
3. **240 Ridgeway Rd-(1927)** Chiltern Hundreds Historic Area: Owner Justin Marcoux and architect Greg Legault requested total demolition. Mr. Marcoux and his wife are new owners and believe house can't meet their family's needs. WHC voted unanimously to determine the house historically significant due to unique design features and part of the Chiltern Hundreds Historic Area. (Sign over front door, Beatus Qui Venit means 'Blessed is he that cometh')

### Project Updates

- a. **Case House:** brownstone work cut incorrectly but can be fixed. Some of the finishing work is not great. Contractors are pushing hard to finish.
- b. **JST-CPC** application was submitted today 9/9. Weston Media Center will do video on 9/17 at 3pm in front of JST front steps with residents offering their opinions on why we need to renovate the JST. Budget is a 90% estimate-not a real bid. Pam Fox is writing an article for a local magazine. Pam and Adrienne are co authoring article for newspaper. Pumpkin Fest also this day so should be good attendance.
- c. **OL:** WAIC Open House 10/12. Neil Levitt reported the accessible entry slab is in production
- d. **Cemetery restoration:** Thursday 9/12 Weston Media Center to do film. 80% completed

**Preservation Restriction status discussions:**

- a. **261 Merriam St:** CPC application has been submitted at 'not to exceed' \$325K including administrative cost. Most likely will much less than that \$ because owners are considering a 600-800' addition. However, with many more details to be worked out, owners' representatives not available, we will wait until after Town Meeting to resolve. AA motioned; HS second.
- b. **Fiske Law Office**-with WF&TA: Draft Preservation Restriction (PR) sent to WF&T who agreed to hold the PR. No cost. Once PR is reviewed and edited, it will be sent to town counsel and then on to Massachusetts Historical Commission. All newly painted and ready for photography.
- c. **Rand House & Other Case Estate buildings:** PH, SW and AA to attend BOS mtg 9/10 to discuss AA's house design, proceeding with preservation deed restriction and future use of buildings.

**Update on 863 BPR ( Alpheus Bigelow Jr. House):** SOLD to Music School. Parking issue still be resolved. Owners agreed to move law office onto site. More discussion to follow

**Other updates:**

**De-Accessioning project status:** Skinner took Taunton Blanket Chest for auction on 11/2 in Marlborough. Still some WHC objects in Brook School Basement that must be removed by 9/28 so Elderly Housing can store their items there. PH will ask if we can use Case Barn.

**WHC Administrative person:** approved so PH and SW will draft a job description and circulate to WHC member for input.

**Town Reports-Statewide digitization project:** Town Manager determined that Local History Room Librarian, Madeleine Muller will take responsibility for adding Weston Town Records to the site.

**Treasurer's Report:** No Change

**Administrative Approvals:**

- a) **281 Glen Rd**-1921-replacement of front door approved by PH and SW
- b) **1 Derby Lane**-1798- replacement of vinyl gutters with fiberglass gutters approved by PH and SW

**Historic Market applications received:** none

**Approval of Minutes:** 7/12 and 8/15: AA motioned to approve, HS second

**Meeting Adjourned: 9:30**

Respectfully submitted: Kathy Scadden

Minutes: Weston Historical Commission.

9 September 2019

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Demolition Delay Review Summary

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Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
183 Ridgeway Rd	Public Hearing	J.Uhrig:O G.Grassi: Ar.	2story1940 Colonial Revival with Brick gable ends, slate roof and several additions	Total demo + new construction on exist fndn	12 month Demo Delay

Discussion: 4 new front facade options presented, none of which WHC determined fit well in Chiltern Hundreds Historic Area. Owner agreed to meet with AA and KS to discuss adjustment to bring to next WHC meeting at which Demo Delay could be lifted.

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72 Chestnut St.	Det.Sig	B.Mackool:O	1928-29 previously not all orig. det. Significant.	11windows	No Delay
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Discussion: 11 windows severely in need of replacement. Chosen design will match with others on house. WHC recommended avoiding vinyl.

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240 Ridgeway	Determined Significant +	J.Marcoux:O G.Legault:Ar	1927 Tudor Revival	Total Demolition	Demo Delay
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Schedule Public Hearing  
+ site walk

Discussion: House is unique to Chiltern Hundreds Historic Area and in great condition. Owners are open to discussing ideas with WHC

74 Orchard Ave.

Determined

DWalker:O.

total demo Sch Public  
Hearing + site walk

Significant