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 is online

Attendees: See attached Demolition Delay Review Summary on Page 2 & 3  
Adrienne Giske, (Friends of JST); Geoff Engler, (Developer of 255 Merriam Street)

PH called the meeting to order at 7:00pm 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. 649 Boston Post Road  
      Public Hearing: Proposed changes not detrimental, no delay imposed.
   B. 4 Chiltern Road  
      Initial Determination: Significant, no delay
   C. 770 Boston Post Road  
   D. 271 Glen Road  

3. CPC:  
   A. Cemetery Restoration  
      Phase 3:  
      SW stated that the CPC voted to support the WHC request for phase three of the cemetery restoration project.
   B. 863 BPR and the Alpheus Bigelow Law Office  
      No update. SW stated they did not have a chance to meet with the owner.

4. Project Updates:  
   A. Case House  
      HS stated the work is almost completed.
   B. JST  
      Adrienne Giske stated that site work and interior haz-mat work is currently underway. AA stated that almost every plaster surface has asbestos.
   C. 255 Merriam Street  
      WHC reviewed and approved the revised barn elevation. PH will issue a letter of approval for the 255 Merriam proposal.

5. Other HC Business:  
   A. Weston Preservation Awards Project  
      No update
   B. Outreach to Realtors  
      No update
   C. Sign for "Site of Burgoyne Elm" sign – completed, vote anticipated to pay invoice  
      PH stated Bob Leonard from Ould Colony Artisans has produced the finished sign along with brackets and finials. An invoice of $155 needs approval. AP moved that the WHC approve & pay invoice for the sign. SW seconded. All in favor.
   D. FLO preservation deed restriction progress  
      Michael Steinitz from MHC has provided a list of things for the HC consultant to complete before MHC can approve the restriction. This represents significant progress toward completing this long-time project!.
   E. Sibley Barn at 751 -61 BPR status  
      Adrienne Giske stated the ZBA hearing was postponed.
6. **Treasurer's Report:** No update

7. **Administrative Approvals:** None

8. **Historic Marker Applications:** None

9. **Approval of minutes:** None

10. **Calendar**
    
    Next meetings: April 28, 2020, May 26, 2020

5. **Adjournment:**

    AA moved to adjourn / AF seconded  
    Vote: Unanimous  
    Meeting adjourned 8:41 pm.

Respectfully submitted: Dana Orkin

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**Demolition Delay Review Summary:**

<table>
<thead>
<tr>
<th>Location and Documentation</th>
<th>Process</th>
<th>Applicant(s) Present</th>
<th>Building Data</th>
<th>Proposed Demolition</th>
<th>Notes</th>
</tr>
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<tbody>
<tr>
<td><strong>A.</strong> 649 Boston Post Road MHC Form B MHC Form A (BPR Historic District)</td>
<td>Public Hearing</td>
<td>Janet &amp; John Kwon: O Mike Spelman: C</td>
<td>2.5-Story 1903 Queen Anne with 1979 Renovations</td>
<td>Replace 26 windows</td>
<td>No Delay Imposed</td>
</tr>
<tr>
<td><strong>Discussion:</strong> The house is a 1903 Queen Anne style house located in the Boston Post Road National Register (NR) Historical District. Known historically as the Hews House, it is intact in form and style, and it contributes to the NR District. The proposal is to replace 26 double hung windows, of which only two are original. The new proposal is Marvin Ultrex fiberglas windows with wood clad in the inside, mostly 2 over 1. <strong>Disposition:</strong> AP moved to not impose a delay and that the changes are not detrimental. HS seconded. All Approved.</td>
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<td><strong>B.</strong> 4 Chiltern Road MHC Form A (Chiltern Hundreds Area)</td>
<td>Initial Determination</td>
<td>Katharine Smith: O Gary Hagland: C</td>
<td>2-Story 1926 Colonial with 1979 Renovations</td>
<td>Replace siding and rear windows</td>
<td>Found Significant, no delay</td>
</tr>
<tr>
<td><strong>Discussion:</strong> The house is a 1926 Colonial located in the Chiltern Hundreds Historic Area. Kitty Smith stated they want to replace the windows in kind with the same configuration. The replacement windows are Fibrex Anderson Series 1. None of the windows in the front of the house will be replaced. SW stated the product they are using will look similar as to what is there now. <strong>Disposition:</strong> AP moved to consider the house Significant. AA seconded. All approved. SW stated that the window replacement is acceptable and not detrimental to the house and that no delay be imposed. AP seconded. All in favor.</td>
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<td><strong>C.</strong> 770 Boston Post Road MHC Form B MHC Form A BPR Historic District)</td>
<td>Initial Determination</td>
<td>Steve Lynes: C</td>
<td>2-story 1892 Colonial Revival with 1964 renovations Also tennis pavilion and garage</td>
<td>Total demo</td>
<td>Found Significant, public hearing scheduled</td>
</tr>
<tr>
<td><strong>Discussion:</strong> The was built in 1892 by Weston Architect Samuel Mead. The colonial revival mansion is also known as the Lorenzo N. Kettle House and is located in the Boston Post Road National Register Historic District. There was a demolition delay</td>
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imposed in 2015 that has since then expired. Steve Lynes stated that the fire department has deemed the property as a safety risk. Stated that the house is not able to be rehabilitated. SW stated that he would like to see additional photographs of the interior or structural damage before they agree that it cannot be saved. Steve Lynes stated he has the approval of the Fire Department and Board of Health to remove the house. AA stated this is an important house and that he has renovated houses in this bad of a condition before.

**Disposition:** AP motioned that the house is **Significant.** HS seconded. All in favor.

AP motioned to bring this house to a public hearing on April 28, 2020. HS seconded. All in favor.

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### D. Location and Documentation

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<td><strong>271 Glen Road</strong></td>
<td>Initial Determination</td>
<td>Joshua Knapper: C</td>
<td>2-story 1922 Colonial Revival with 1979 renovations</td>
<td>Replace siding and add sunroom</td>
</tr>
</tbody>
</table>

**Discussion:** The house is a 1922 Colonial revival. It is distinctive for its central portico and the 2nd floor bay above that portico. It contributes to the Glen Road Historic District and Historic Area. Owner not present. Josh Knapper presented proposal for a sunroom addition on the western end of the house. He stated the owner prefers HardiPlank siding to replace the existing aluminum siding. The Historical Commission members stated their discomfort with making recommendations without the owner present. AP stated they need to see the house since the drawings presented were not to scale.

**Disposition:** AA moved to find the house **Significant.** AP seconded. All in favor. Public hearing scheduled for April 28, 2020 with a site visit to be scheduled.

**Abbreviations**

O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor