

Members Present: P. Halpern (PH), S. Wagner (SW), A. Aydelott (AA), K. Scadden (KS), H. Stone (HS), John Thompson (JT), Alan Fobes (AF)
Staff Present: D. Orkin (DO)

Location: online

Link to Recording: <https://weston.vod.castus.tv/vod/?video=1cc02920-950f-4b01-a727-c846bec228aa&nav=programs%2FHistorical%20Commission%20-%20Weston%20MA>

Attendees: See attached Demolition Delay Review Summary on Pages 2-6
Adrienne Giske, (Friends of JST); Alicia Primer, (HC Consultant),

SW called the meeting to order at 7:08 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 Summaries on Pages 2-6:**

A. 8 Birch Lane:	Public Hearing: Continued to March 2, 2021.
B. 16 Birch Lane	Public Hearing: Continued to March 2, 2021.
C. 8 Hemlock Road:	Public Hearing: Proposal Not detrimental, no demo delay (with the condition that a full set of drawings be provided.).
D. 405 North Ave:	Public Hearing: Continued to February 2, 2021.
E. 71 Lexington St:	Public Hearing: Continued to February 2, 2021.
F. 97 Bogle St:	Public Hearing: Continued to February 2, 2021.
G. 36 Bullard St:	Initial Determination: Found Significant, Public Hearing scheduled for February 2, 2021.
H. 189 Merriam St:	Initial Determination: House Found Significant, no delay (with the condition that ZBA approves the addition's incursion into the setback.) Garage/Hen house found not significant.

3. Welcome to new WHC member, John Thompson.

4. **Treasurer's Report:** AF stated that WHC has spent only roughly 21% of the annual budget to date

5. **Administrative Approvals:** None

6. **Historic Markers:** JT moved to approve the Historic Marker for 50 Byron Road. KS seconded. PH, SW, AF, KS, HS, JT approved. AA voted against. Motion passed.

7. **Approval of minutes:** none

8. **Calendar** Next meetings: January 19, 2021, February 2, 2021

9. **Adjournment:** AA moved to adjourn / HS seconded Vote: Unanimous
Meeting adjourned 9:58pm.

Respectfully submitted: Dana Orkin

Demolition Delay Review Summary:

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p>8 Birch Lane MHC Form B mention</p>	<p>Public Hearing</p>	<p>Keith Gross: A Susan Haber, Peter Endicott, Susan Scott, Eileen Schaubert, Tony Nolan for WAHFI</p>	<p>2-story 1900 workmen’s cottage. Detached shed is not historic.</p>	<p>Total Demo</p>	<p>Previously found significant. Public Hearing Continued to 3/2/2021</p> <p>Discussion: The Commission had previously determined that this house is significant. It is one of two small homes on Birch Lane probably constructed for staff working for the Fiske family at 214 Boston Post Road. This house is the more northerly of the two homes. Almost a twin to the house at 16 Birch Lane, it is a two and a half story vernacular cottage with deep overhangs, a steep roof pitch, a small front porch and a one-story back entry.</p> <p>Architect Keith Gross reminded the Commission that the CPC had found an earlier WAHFI proposal to relocate and add to the existing cottages too expensive compared to new construction. He presented a redesigned replacement duplex on this “lower” lot that more closely reflects the character of the existing cottages. The revised design shows the duplex rooflines cut into the 2nd floor with lower eaves. Each unit has a single garage below plus an adjacent covered parking area underneath a deck. Proposed materials include hardiplank, cedar shingles, and wood composite Andersen windows intended be low maintenance. A landscaping plan showing screening mitigation will be developed. The HC agreed that the proposal was an improvement from the last iteration but asked WAHFI to work with the neighbors before the next meeting.</p> <p><u>Neighbors:</u></p> <p>Eric Goldberg, Attorney for neighbors who form a horseshoe around the site, stated that they have not had a chance to digest the new plans yet. He agrees that the plans are much better than the previous ones – less boxy and more in the spirit and character of the existing cottages. He requested that a demolition delay be imposed to allow the neighborhood group time and opportunity to work with WAHFI to massage the design further. They would like to see renderings from all sides and would like screening mitigation.</p> <p>Lisa Cukier, 28 Derby Lane, asked for renderings of the proposal from other views, and also a view of cars coming up the road and all lights.</p> <p>Andrew and Angela Rostami, 22 Derby Lane, thanked WAHFI for their improvements on the plans. They requested screening.</p> <p>Chris Gilligan, 23 Rolling Lane, advocated for a demo delay to allow time to continue work with neighbors.</p> <p>David and Heidi Estrada, 31 Perry Lane, stated concerns with potential lighting and glare as viewed from the top of the hill. They requested a demolition delay as the information on the proposal just came to them.</p> <p>John Lathrop, 25 Perry Lane, requested a demo delay.</p>

		Disposition: HS moved to continue the Public Hearing to March 2, 2021 (with the clarification that if a demolition delay is imposed, that it be retroactive to begin on 1/5/2021.). KS seconded. All in favor.				
A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	16 Birch Lane MHC Form B mention	Public Hearing	Keith Gross: A Susan Haber, Peter Endicott, Susan Scott, Tony Nolan for WAHFI	2-story 1900 workmen's cottage. Detached shed is not historic.	Total Demo	Previously found significant. Public Hearing Continued to 3/2/2021
		<p>Discussion: The Commission had previously determined that this house is significant. It is one of two small homes on Birch Lane probably constructed for staff working for the Fiske family at 214 Boston Post Road. This house is the more southerly of the two homes. Almost a twin to the house at 8 Birch Lane, this is a two and a half story vernacular cottage with deep overhangs, a steep roof pitch, a small front porch and a one-story back entry.</p> <p>WAHFI members presented a proposed affordable housing scheme as part of a Comprehensive Permit on the more northern (lower) lot, but no replacement house is currently proposed for this lot. It will lie fallow for now.</p> <p>Neighbors: John Lathrop, 25 Perry Lane, questioned whether there is a longer-term plan to develop the upper lot at a later date, with a future 2nd request for CPC funding. SW assured him, as WHC's rep on the CPC, that CPC has no such plan. Peter Endicott of WAHFI stated that any future plans for that site will need to be approved by the town. He also said that the property was gifted to WAHFI for affordable housing needs.</p> <p>Eric Goldberg, Attorney for neighbors, asked for a clarification on the septic system design shown on the site plan for this lot. Keith Gross for WAHFI said that design is a legacy from an earlier site plan, but it shows no removal of trees in that area.</p>				
		Disposition: HS moved to continue the Public Hearing to March 2, 2021 (with the clarification that if a demolition delay is imposed, that it be retroactive to begin on 1/5/2021). KS seconded. All in favor.				
B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	8 Hemlock Road (formerly 317 Boston Post Rd.) Boston Post Road National Register Historic District	Public Hearing	Michael Nuczynski: O John Chapman, A	2.5-story 1884 Victorian "stick style" with 1985 renovations	Window replacements, partial demolition of front entrance, dormer addition Also, removal of a chimney, addition of a kitchen bump-out & a new side entry.	Previously found Significant. No delay.
		<p>Discussion: The original application has been revised as a more complete vision. The owner and architect discussed the redesigned entry porch, the use of standing-seam metal roof in designated places, the kitchen bump-out, the relocated side entry, the removal of one chimney, the addition of an attic dormer, and reconstruction of the existing roof for new cross gables. Existing wood shutters, balustrades and deck will be repaired or replaced in-kind. New siding will be painted cedar clapboard.</p>				

	<p>After much discussion, the owner agreed to consider retaining and restoring the existing 27 windows in the original 1880's portion of the house and to install low-profile storms. Windows in the more recent sections of the house and in new areas will be Pella Reserve Traditional double hung with 2/2 configurations to match the original windows. All original window hoods will be retained or rebuilt.</p> <p>Because of confusion with the presentation drawings the Commission requested a clear way to view each existing and proposed complete elevation.</p> <p><u>Neighbors:</u> Letter of support received from Brook, Joanne and Gale Parker, 321 and 327 Boston Post Rd. Letter of support received from Joe Wilson, 12 Hemlock Rd.</p> <p>Wendy Livingston, 15 Hemlock Rd complemented the proposal as an improvement. She also appreciated that the owners have lived in the house for several years before making this proposal so they can be thoughtful about their decisions.</p> <p>Disposition: AA moved to sign off on the proposed changes to the house and not impose a delay with the following conditions: 1. that HC receives coordinated drawings of the entire house with the dormers. 2. that all original hoods over windows be restored or re-installed if missing. 3. that the HC strongly recommends that the original windows be restored. JT seconded. All in favor.</p> <p>[Note after the meeting, drawings dated 1/8/21 by John Chapman show the original windows in the 1880's portion of the house will be restored.]</p>				
<p>C. Location and Documentation 405 North Ave MHC Form A North Village Historic Area. Subject of Planning Board Special Permit</p>	<p>Process</p> <p>Public Hearing</p>	<p>Applicant(s) Present</p> <p>Hossein Vahedi (A) Yanping Liu (O)</p>	<p>Building Data</p> <p>2-1/2 story 1903 Colonial revival with 1989 renovations.</p>	<p>Proposed Demolition</p> <p>Partial Demo of house: Addition</p>	<p>Notes</p> <p>Previously found significant. Public hearing continued to 2/2/2021.</p> <p>Discussion: House, barn and garage were determined significant at Initial Determination meeting on 8/18/20. The Public Hearing was originally noticed for 9/15 and continued several times to this date. The initial application was modified to not include the garage/barn in the demolition proposal.</p> <p>Hossein Vahedi of Classic Homes LLC represented the owners. The plans presented incorporated comments made by the Commission at the last public hearing. The plans show that the addition to the west has been stepped back resulting in a lowering of the ridge. The porch roof is changed to a hip style, beams have been added to the top of the columns on the new porch and the larger column detail is shown. In addition, the Pella clad window configurations are shown as 2/1 throughout. The existing vinyl siding would be replaced with painted cedar shingles throughout. The drawings show cornerboards and friezes, and a new stone veneer base to match the existing. An aerial photograph was provided that showed existing screening on two sides of the house as well as distances to lot setbacks.</p> <p>The existing barn/garage structure will be restored and repaired in-kind, including shingle repairs and replacement of window glass, where broken. Existing windows themselves, will remain.</p> <p>The Commission was pleased with the changes and the progress of the design, however late in the meeting, the owner indicated that she would like to add a two-car attached garage. The Commission explained that any changes to the plans would require additional review. The architect agreed to present a new proposal with the garage addition for the next HC meeting.</p>

		Disposition: KS moved to continue the Public Hearing to February 2, 2021. HS seconded. All in favor.				
D.	71 Lexington Street MHC Form B	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
		Public Hearing	None	2-story 1690 colonial revival with 1970 renovations	Window Replacements	Previously found significant. Public hearing continued to 2/2/2021
		Discussion: Owners requested a continuation to February 2, 2021.				
		Disposition: JT moved to continue the Public Hearing to February 2, 2021. HS seconded. All in favor.				
E.	97 Bogle Street MHC Form B	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
		Public Hearing	None	1.5-story 1933 brick house with minor 1985 renovations. Also, a detached garage.	Total Demo of house & garage	Previously found house significant. Public hearing con-tinued to 2/2/2021
		Discussion: Owner requested a continuation to February 2, 2021.				
		Disposition: HS moved to continue the Public Hearing to February 2, 2021. KS seconded. All in favor.				
F.	36 Bullard Road MHC Form B	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
		Initial Determination	Ryan and Stephanie Corcoran: O Mark Howland: A	2-story 1939 Colonial Revival with 1970 renovations	Partial Demolition of House and Garage: replace 4 windows & addition linking house to barn	Found Significant. Public hearing scheduled for 2/2/2021
		Discussion: The house is a 1940 well-proportioned, beautifully sited traditional Colonial Revival that contributes to the character of Bullard Rd. The main block is two stories with a sun porch on the left side and a 1 ½ story gambrel roofed roof wing and garage on the right. The house has many notable details and is in very good condition. There is also a contemporary barn adjacent to the house. The application is to replace four (4) windows in the second floor of the main house, to construct a single-story addition to the rear, to construct a new breezeway connecting the house to an existing detached garage, reconstruct and enlarge the second floor over existing garage, reconstruct existing barn and construct new garage. The owners, Stephanie and Ryan Corcoran with their architect, Mark Howland, showed proposed plans and described the proposed changes to the house. The main block would not be altered at all, rather the changes would be to the gambrel wing of the house and toward the existing barn. The Commission was generally supportive of the changes but did offer comments that they felt would help keep the focus on the original house.				
		Disposition: HS moved to find the house <i>Significant</i> because of its age, condition, prominent location and contribution to neighborhood character. KS seconded. All in favor. KS moved to schedule a public hearing for February 2, 2021. HS seconded. All in favor.				

G.	189 Merriam Street	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	MHC Form A	Initial Determination	Dave Conolly: O Julian Colarusso: C Paul Lessard: A	2-story 1917 Colonial Revival with 1964 renovations.	Partial Demo of house. Total Demo of garage	Found Significant. No delay.
	Silver Hill Historic Area and Silver Hill National Register Historic District	<p>Discussion: This project is identical to the one reviewed recently at this address, but for the previous owner. It includes an addition to the Merriam St side of the existing house. The addition has a simple perpendicular gable roof attached to the existing front gable. Both the existing structure and the addition will have clapboard siding with cornerboards, friezes and soffit/fascias to match the original house. All windows will be 6/1 double hungs; note the existing windows are not original.</p> <p>At the public hearing on 11/10/2020 for the previous owner, drawings that showed two options were provided, one with an attached garage along the rear property line and a second with a detached garage. There was no stamped survey drawing to show exact locations, but because of the perceived zoning difficulty with the attached garage, the Commission only reviewed the 2nd option (with the detached garage.)</p> <p>The applicant stated that he spoke to his neighbors who are all in favor of the project, but who expressed a preference for the attached garage option. After some discussion, and after zoning difficulties for the attached garage option were pointed out, the new owner agreed again to ask for a WHC review only for the 2nd option – with a detached garage.</p> <p>Because Option 2 was recently approved, and there are no changes to these drawings, the Commission agreed to expedite this application and not bring it to a Public Hearing again. Option 2 drawings are by Paul Lessard dated 10/22/2020.</p> <p>Disposition: AA moved to find the house Significant. based on its location in the Silver Hill Historic District and because it is a good example of a small vernacular Victorian farmhouse. HS seconded. All in favor.</p> <p>HS moved to accept the project as described with the detached garage, with the provision that the ZBA approves the incursion into the setback. No delay. KS seconded. Six in favor, JT abstained.</p> <p>AA moved to find the existing garage/hen house Not Significant because it lacks the architectural character of the house. KS seconded. All in favor.</p>				
Abbreviations	O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor					