

Members Present: Phyllis Halpern (PH), Steve Wagner (SW), John Thompson (JT), Mara Burnett (MB), Henry Stone (HS), Kathy Scadden (KS), Al Aydelotte (AA)
Staff Present: Christine Zale (CZ)

Attendees: Adrinne Giske, Ford Curran, Alicia Primer, Paul Foley, Nigel DuChang, Wendy Kaplan Armor, Susan Boecke, Jeremiah Payne, Willyan Lucio, Caleb Alemany, Jamie Harrison, Chris Paquin, Dianne Butt, Christine Konover, Catherine Konover, Jerri Cooper, Katy Smith, Barbara Fullerton, Lise Charlier, Michael Wolfson, Ann Gorson, Tom Galvin, Scott Warren, Trevor Devitto, Chantal and Bob Buchanan, Susan Ryan, Audrey Pepper, Susan Zackarias, Pam Fox

Location: online

Recording location: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/63dc2c5b9000b300087af0cf>

SW called meeting to order @ 7:04pm and read an open meeting law disclaimer from the Governor regarding open meetings.

Agenda Item:

1. Public Comments:

- No public comment.

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 3 - 7:

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| A. 68 Westland | Public Hearing: - Application Withdrawn; Hearing closed. |
| B. 29 Sunset Rd | Public Hearing: 12-month delay imposed. Public Hearing Continued 2/7/23 |
| C. 109 Lexington St | Public Hearing: 12-month delay imposed. Public Hearing Continued 2/7/23 |
| D. 543 BPR | Initial Determination: Found <i>Significant</i> - Public Hearing 2/7/23 |
| E. 60 Webster Rd | Initial Determination: Found <i>Significant</i> – No Delay |
| F. 25 Conant Rd | Initial Determination: Found <i>Significant</i> - Public Hearing 2/7/23 |

3. Other HC Business:

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| A. <u>49 Concord Rd - update</u> | PH said AA is working on possibilities to save the house. It is still a work in progress. Meetings have been held with the owners and direct abutter of the property. Another meeting has been scheduled with the owners of the property. AA said he toured the interior of the house and discussed the original block of the house. |
| B. <u>Cemetery Assessment Update</u> | SW did not have an update on the assessment, He said he was meeting with Jackie Jackson of DPW to discuss the stone wall and gates at Central Cemetery and potential funding through CPC for work at the Cemetery. |
| C. <u>55 Church St (Train Station) update</u> | PH said that that since Preservation Massachusetts gave the designation of most endangered historic resource there hasn't been anything new to report. She noted that a tarp had been placed on the roof to cover the hole. |
| D. <u>Modern Survey – update and request</u> | PH reported that Consultant Stacy Spies had completed 2 out of the 4 sections of her contract. Ms. Spies had identified a few additional homes to add to the survey and has noted homes on the survey list that she does not have access too. PH asked the Commission if anyone knew the owners of |

various homes that were not visible from the street. MB said she would help with calling the owners of those homes. KS also agreed to help. JT noted that a property on the survey list that was part of the Cambridge School, had burned down in the 70s.

- E. Preservation Awards Discussion SW said this discussion item would be skipped.
- F. JST – construction & restaurant update Adrienne Giske gave an update that Friends of the JST received the first draft of the lease at the end of December. It will be reviewed over the next few weeks and will be sent to the attorney for his review. SW asked if there were any major issues with the draft lease, Ms. Giske and AA noted that there was nothing that could not be worked out. Ms. Giske discussed what the next steps would be for getting a restaurant in the space and the cost of outfitting the space. Ms. Giske will be working with the Town Manager to provide updates on the town website. SW asked if they were open to touring more restaurants for the space, Ms. Giske said they were. There was a discussion of the cost of outfitting the restaurant space and the structure of how the restaurant would make a profit. HS asked if there is any way to speed up the process. There was a discussion of the process and steps needed to finish. Paul Foley, resident, asked about the cost estimate for a restaurant build-out and if restaurateurs had toured the property and done a cost-benefit analysis. Ms. Giske noted that 6 groups that had come in and the restaurateurs have brought their own contractors to view the space.
- G. Annual Report PH said CZ circulated list of potential topics and assignments for HC members. PH said the deadline for the report is due in February, but would like to have it completed sooner.
- H. Deadlines – CPC – 1/17/23; Town Meeting Warrant Article – 3/3/23 SW said the deadline is 1/17/23 for CPC applications. The HC is not sponsoring any particular applications at this time
- I. 20 Maple Rd- Window update Caleb Alemany, homeowner provided an update. After receiving feedback from the commission chairs they have decided to use Pella Architecture style wood windows for their replacements. The Commission was appreciative of the owners' decision. PH will draft a letter for the homeowners.
- J. Administrator's concerns CZ asked the Commission what the hard cut off time for accepting applications ahead of a meeting. The Commission agreed that 1 week prior to the meeting was acceptable.
- 4. Treasurer's Report:** JT had been sick and did not have an update at this time.
- 5. Historic Marker Applications:** None
- 6. Approval of minutes:** 3/30/2021, 5/25/2021 – AA made a motion to approve both sets of minutes. JT seconded, all in favor. KS asked about the status of 2 properties noted in the meeting minutes.
- 7. Calendar** Next meetings: 2/7/2023, 2/27/2023
- 9. Adjournment:** Meeting adjourned 9:50 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	68 Westland	Public Hearing	N/A	1935, Colonial Revival Cape	Replace siding	Application withdrawn by owner. Hearing Closed
		<p>Discussion: SW recapped the application and stated the applicant had recently withdrawn their application. PH discussed a site visit with the homeowner and three HC members. Members had recommended that a painter and repair work on the house would better help the owner achieve her goals.</p>				
		<p>Disposition: HS made a motion to close the public hearing for 68 Westland Rd. JT seconded, all in favor.</p>				
B	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	29 Sunset Rd (MHC Form B)	Public Hearing	Nigel Du-Chang, O	2 ½ story brick Colonial Revival, 1933	Total Demolition	12 Month Delay imposed. Hearing Continued 2/7/23
		<p>Discussion: SW gave brief recap of the initial determination meeting where the Historical Commission had found the house to be <i>Significant</i> because of its age, its intact architecture and its contribution to the character of Sunset Rd. The house was built in 1933 and the brick 2 ½ story Colonial Revival is sited prominently and sensitively on a rise at the intersection of Sunset and Laurel Roads. It is a stately building with good proportions and good detailing.</p> <p>The owners of the property, Nigel Du-Chang discussed with the Commission their intent to demolish the house because the interior layout doesn't meet the needs of their family and they are concerned with environmental issues such as allergens and thermal inefficiencies. The Commission tried to explain that interiors can be modified and expanded sensitively to meet the family's needs and possibly be more economical than building something new. As HS pointed out, the land drops away in the back of the house, offering the opportunity to expand out the back substantially without affecting the character of the front of the house.</p> <p>SW asked the owner if they had an idea of what type of house they want to build. The owner stated they prefer a contemporary style house and thought the cost of an addition or renovation may be greater than the cost of a new build. There was a discussion of seeing plans of the replacement house. The owner did not have replacement plans at this time to show the Commission.</p> <p>The Commission also heard from neighbors and residents who were very concerned about losing this intact, size-appropriate house in their neighborhood. Alicia Primer noted the need to know what the replacement structure might be if this building were to be demolished. Wendy Kaplan Armor, abutter, has appreciated the siting, detailing and character of this house for years, and hopes the Commission will work with the owner to preserve as much as possible. Susan Boecke, abutter, spoke in agreement with Ms. Armor. Adrienne Giske noted that this house was especially well built by the mason, Antonio Antico, because it was done for his mother.</p>				

		<p>Based on the scale, massing, sensitive siting of the house, plus its contribution to the character of the neighborhood, the Commission voted to impose a 12-month delay of demolition which will begin January 10, 2023.</p> <p>The Commission hopes to work with the owners during this time to find an alternative to demolition. It is possible for the Commission to lift the 12-month delay if they are satisfied that any demolition will result a satisfactory outcome.</p>				
		<p>Disposition: KS made a motion to impose a 12-month demolition delay to begin on 1/10/2023. HS seconded, motion passes in a 6-1 vote. (MB voted no.) AA made a motion to continue the hearing to 2/13 in order to allow the owner the chance to present replacement plans, PH seconded, all in favor.</p>				
C	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	109 Lexington St (MHC Form B)	Public Hearing	Ann Gorson, Susan Ryan, Lise Charlier, & Tom Galvin, OR Michael Wolfson, Ar	1750-1795, Colonial Revival 2 ½ story	Total Demolition	12-month Delay Imposed Public Hearing continued to 2/7/23
		<p>Discussion: JT stated he was recusing himself from the discussion as a trustee of the school.</p> <p>SW recapped that at the last meeting the building was determined as <i>Significant</i>. PH further explained the reasoning for determining the significance noting the original building is very early, dating from 1795, if not 1750 and contributes to the character of the neighborhood. Of significance is the front façade of the 2 ½ story, side-gable main block with six bays, a secondary door, and four gable dormers. The current main door surround is Colonial Revival in style, with paired Doric side pilasters and a large triangular pediment. The massing of this main block is also important.</p> <p>Ann Gorson, Board Chair of Cambridge School of Weston, gave a presentation to the Commission including some of the history of White Farm and the steps the Cambridge School has taken over the last 4 years with respect to the building. She discussed the school's intention to submit plans for a new building with an identical block of the original façade of the building with period fenestration, siding and trim that is up to code and would be used as 3 faculty housing units. She gave a history of building being condemned by the fire department and building department and feedback received from contractor, Pam Fox, and neighbors. She discussed previous efforts to fund the preservation of the building.</p> <p>SW discussed that there could be a creative way to use CPA funding and he would be looking into this further. PH also noted that Preservation Massachusetts had a grant opportunity. HS noted his concerns of demolition by neglect. The Architect discussed the plans to replicate the building. The Commission discussed different approaches to preservation and replication of the building.</p> <p>Two letters from neighbors were submitted and discussed. The neighbors noted their appreciation of White Farm building's height, scale and look, and their support of the project if the main building could be replicated. They also would like to have the existing building extension removed from the sidewalk. Adrienne Giske noted that the existing building is in the setback, but a new building may not be allowed there.</p>				

		The Commission imposed a 12-month demolition delay on this property. The Commission hopes to use the 12-month delay period to work with The Cambridge School of Weston to find a way to save this property.				
		<p>Disposition: HS made a motion to impose a 12-month demolition delay to begin on 1/10/2023. KS seconded, all in favor.</p> <p>AA made a motion to continue the hearing to 2/7 in order to allow the owner the chance to present replacement plans, PH seconded, all in favor.</p>				
D	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	543 BPR (MHC Form B) (MHC Form A) Boston Post Road National Register Historic District	Initial Determination	Trevor DeVitto, OR	1785, 2 ½ Story Georgian	Replace 4 windows and 1 door	Found <i>Significant</i> . Public Hearing Scheduled for 2/7
		<p>Discussion: SW briefly reviewed the house. The original portion of this house dates from 1785. Known historically as the Artemus Ward House, it is located at the edge of Weston's "downtown," and is set back on the site. Several additions have been built at the rear including one in 2018.</p> <p>Trevor DeVitto of Renewal by Anderson discussed the application. Proposed modifications include replacement of four double-hung windows and one pair of French doors with Renewal by Andersen Fibrex products. He discussed some of the issues with the existing windows in terms of rot and drafts.</p> <p>The two windows and one door to be replaced in the addition area are not of concern to the Commission, though the proposed fibrex replacements may not match the existing adjacent windows in profile, dimensions, or materials.</p> <p>The Commission members strongly encourage restoration of the two original existing windows at the front of the main block of the house, rather than replacing them. Even the "best" replacement windows have limited warranty whereas original old-growth wood windows will last for hundreds of years if maintained. Retaining the original fabric of the house will help it retain long term value. The Commission said they would like to be able to discuss preserving the old growth wood windows with the owner.</p> <p>JT suggested holding a site visit and the Commission hoped that the owner could attend. CZ will reach out to the owner to coordinate.</p>				
		<p>Disposition: HS made a motion to find 543 BPR <i>Significant</i> due to its history and contribution to the Boston Post Road Historic District. KS seconded, all in favor. AA made a motion to bring the project to a public hearing on 2/7. HS seconded, all in favor.</p>				
E	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	60 Webster Rd (MHC Form A) Webster Hill Historic Area	Initial Determination	Scott Warren. OR/ C	1925-26, 2 ½ Story	Window alterations	Found <i>Significant</i> . No delay.
		<p>Discussion: SW recapped the application and read the Macris form of the Webster Hill Area.</p>				

		<p>Scott Warren, Contractor, said the house had a large renovation done in 1995-1996 and the replacement windows will be on that addition.</p> <p>PH discussed the front façade of the house and said that the house, with its addition, does contribute to the Webster Hill Historic Area.</p> <p>There was a discussion with the contractor of the changes to the house. AA said the house is significant because of its contribution to the neighborhood but noted if the windows being replaced are part of an addition they do not pertain to the Commission. The Commission agreed that these windows on a newer addition were not under the Commission’s purview.</p>				
		<p>Disposition: AA made a motion to find the original portion of the house <i>Significant</i> for its contribution to the neighborhood. HS seconded, all in favor. JT made a motion to not review the application as the work is on a later 90’s addition. KS seconded, all in favor.</p>				
E	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
.	71 Lexington St (MHC Form B)	Initial Determination	Jeremiah & Deborah Payne, O	1690, Colonial	Window Replacement	Found <i>Significant</i> . No Delay.
		<p>Discussion: The Commission discussed the application for partial demolition at 71 Lexington St, the John Warren Homestead, one of Weston’s earliest and most intact Colonial houses. The house, which was built about 1690, is in excellent condition, and has not been significantly altered in its 330 years of existence.</p> <p>The application is to replace twenty-five windows on the front, side and back of the house. The windows currently in place are not the original windows in the house. Jeremiah Payne, the owner, described his intention to replace the windows with new insulated glass wood clad replacement windows with a six-over-six sash configuration. Two of the windows on the back of the house will be slightly longer than the windows they are replacing and will match two windows which were replaced in 2020. The Commission discussed the length of the windows and previous changes to the house including the symmetry of the rear elevation.</p> <p>The windows that will be used will be same Harvey Majesty Wood windows which have previously been approved by the Commission on an earlier application.</p>				
		<p>Disposition: JT made a motion to find the house <i>Significant</i> as it is one of the oldest houses in Weston. MB seconded, all in favor. KS made a motion to approve the window replacement as presented and not impose a delay. JT seconded, AA voted no, all others in favor and the motion passed.</p>				
E	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
.	25 Conant Rd MHC Form A (Lower Conant Historic Area)	Initial Determination	Willyan Lucio- Mass Builders Remodeling, OR	1873, 2 ½ story Italianate	Porch Rebuild	Found <i>Significant</i> , Public Hearing Scheduled 2/7/23
		<p>Discussion: SW noted the property had come before the Commission recently for window replacements. The house, built in 1873 and known as the Gowell/Parker house, is the earliest house in the Lower Conant Area. It is a 2 ½ story Italianate with simple detailing including a wall gable with a segmental-headed window at bay 5 on the west façade and a well detailed main entrance porch on the south gable end.</p> <p>The Commission considered an application to replace the dilapidated enclosed porch. The house has been undergoing renovation work, including some window restorations</p>				

		<p>and window replacements, which was reviewed in 2022. The owner’s representative presented drawings by Elise Braceras Stone, Architect dated 4/4/22 that show the overall work and described the current condition of the porch. To better understand details, materials and other specific changes involved in the porch replacement, the Commission has requested drawings with more information about the affected area.</p> <p>The Commission discussed whether or not the requested details could be approved administratively or if the application should be brought to a public hearing. The Commission agreed to bring the project to a public hearing and if new drawings are ready before then, the co-chairs will be able to provide preliminary feedback to help the next meeting proceed efficiently.</p>
		<p>Disposition: HS made a motion to find the house <i>Significant</i> due to its contribution to the Lower Conant Historic Area and age. KS seconded, all in favor. AA made a motion to bring the project to a public hearing on 2/7. HS seconded, all in favor.</p>
<p>Abbreviations</p>	<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>	