

Members Present: P Halpern (PH), A Aydelott (AA), J Thompson (JT), A Fobes (AF), H Stone (HS), K Scadden (KS)

Others Present: A Giske (AG), Dana Orkin (DO)

PH called the meeting to order at 7:00

1. Public Comments: NONE.

2. JT Noted, with much agreement by the Commission, that side by side existing and proposed elevation drawings presented by the 8 Hemlock Rd. applicants was an excellent example of documents that are helpful for WHC review. Similar but more easily prepared presentations can be made using existing photos and adjacent sketches. He suggested that a similar kind of presentation be recommended to future applicants.

3. 261 Merriam St.

At a previous meeting the Commission, believing that the owners were not still currently pursuing a preservation restriction on the property, agreed to return CPC funds requested for that purpose. That understanding was incorrect. The owners do want to seek a PR. HS moved to reinstate the Commission's need for the funds and JT seconded. All members voted approval of the motion.

4. Josiah Smith Tavern

AG presented progress photos of the ongoing construction. Work is about 40% complete. The chimney at the north east corner was found to be badly deteriorated and had to be torn down to the attic floor level. (Upper portion was a later construction than the original chimney.) The chimney in the ballroom level is being reinforced to support the rebuilt portion above maintaining flues for possible future gas fireplaces. Three restaurateurs have been shown the Tavern spaces and have expressed interest.

5. 770 Boston Post Road

The demo delay order expires on June 23, 2021. Owner does not seem to be making any attempt to forestall further deterioration. Owner has received a copy of the structural inspection report and has been warned by John Field of his responsibility to maintain the structure. The structural engineer and John Field will inspect the structure again before the end of the demo delay. WHC has sought, without success, possible purchasers for the property. Finding a buyer is made additionally difficult by the owner not allowing anyone access to the home. The property has irregularities of which the most important is insufficient frontage. If the structure is demolished further development may not be possible. PH and AA offered to write a letter to the owner describing limits on possible future development if the existing house is demolished.

6. Weston Preservation Awards

PH has written an award statement for Paul Penfield. HS has written a property award statement for 215 BPR. SW has written a statement describing why the WHC has decided to make these awards. There should be a press release to the Town Crier regarding the awards. Who might be able to prepare the award certificates? JT will check with a local calligrapher. PH will check with our usual sign preparer.

7. Outreach to Realtors

KS read a short paragraph which she suggested be added to the information to realtors. Commission agreed. KS asked if there are local examples of restored windows for owners/realtors to inspect. The JST was suggested. Commission will try to get window restoration pricing info from other projects like JST, Case House, House across from Coburn barn and 18 Conant. JB Sash makes replacement window sash. AG suggested the commission create an insert which could be distributed with the town tax bill which could list the advantages of original window preservation or restoration verses replacement. Years ago Pam Fox produced, for the commission, a book called "Preserving The Rural Character of Weston" which might be made available to prospective owners/realtors.

8. Historic Heritage Overlay District

The Planning Board has been considering a possible zoning bylaw amendment to protect the character of special properties, areas and/or neighborhoods. There is a public hearing regarding this on zoom tomorrow. For special neighborhoods the PB thinks creation of a Local Historic District (LHD), which is a multi-step process involving the town and Mass Historical, is probably the best approach. For estate properties the PB is considering a bylaw amendment. The Historical Commission is expected to have advisory responsibilities regarding the important elements to be encouraged and retained in the areas involved. DO was asked to distribute a list of prospective properties to commission members.

9. Modern Buildings Survey

The first step is to get an inventory of modernist houses. There are possibly about 50 houses. Commission is considering houses built from 1938 to the 1960's. It is expected that a request for funding will be needed to hire a consultant to do the survey. JT suggested that an architectural or preservation student might do the work. PH plans to use Pam Fox's bulletins. She asked commission members to email the addresses of houses they recommend be included.

10. Weston Ahead Climate Action Plan

The Sustainability Committee is developing a climate action plan. PH wants the commission to be involved in that process so that correct information is considered. The commission has been invited to their meeting scheduled for Jan 26 @7:00pm. A WHC meeting will be posted if necessary for a quorum to attend.

11. Housing Production Plan

We have no information on what is being planned as yet. KS will request information from the HPP.

12. Annual Report

Writing tasks for the annual Town report were distributed to Commission members. Report is due by the end of Feb.

13. Treasurers Report

As of the end of December 21% of the \$4,500 annual has been spent.
There is about \$40,000 from the sale of Town owned historic items.
Plus \$15,000 designated for further building documentation.
We have a bill of \$168.00 for the historic house marker for 50 Byron Rd. HS moved to approve the payment KS seconded. All voted to approve.

14. Approval of minutes AA moved to approve the 11/17/20 minutes / HS seconded. Vote: Unanimous
HS moved to approve the 12/8/20 minutes / AA seconded. Vote: Unanimous

15. Calendar Next meetings: February 2, 2021 and March 2, 2021

16. Adjournment: HS moved to adjourn / AA seconded Vote:
Unanimous
Meeting adjourned 8:45.

Respectfully submitted: Alan Fobes

