

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: Adrienne Giske, Trevor DeVitto, Willyan Lucio, John Jacobs, Ann Gorson, Lise Charlier, Tom Galvin, Leslie Glynn, Alicia Primer, David Fixler, Christine Crosby, James and Elizabeth Morin, Leslie Mahoney, Melina Marie Tedesco Murphy, Dana Murphy, Fire Chief Justin Woodside, Susan Ryan, Katty Chace, Jeffery McElravy, Rebecca Hopkins, Dean Munson, Lisa Yanakakis, Jim Polando, Theodore Bascum, Michael Garrity, C. Davenport

Location: online

Recording location: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/63eb12d7e4c9e500084a36ed>

SW called meeting to order @ 7:02pm 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. 543 BPR | Public Hearing: Proposal Not Detrimental, No Delay |
| B. 25 Conant RD | Public Hearing: Proposal Not Detrimental, No Delay |
| C. 109 Lexington St | Public Hearing: Hearing Closed |
| D. 29 Sunset Rd | Public Hearing: Continued to 3/7/23 |
| E. 19 Viles St | Initial Determination: Found <i>Significant</i> – Public Hearing 3/7/23 |
| F. 348BPR | Initial Determination: Found <i>Significant</i> - Public Hearing 3/7/23 |
| G. 17 Locust | Initial Determination: Found <i>Significant</i> - Public Hearing 3/7/23 |

3. Other HC Business:

A. Fire Station Conceptual Plans – vote anticipated

Weston Fire Chief Justin Woodside opened with background on the needs-analysis study completed for the town fire stations approximately 5 years ago. They want early input from the Historical Commission on the design studies to ensure retention of the historic character in Town Center while meeting the Town's needs.

Jim Polando introduced Tecton Architects and said that massing studies for expansion options at both fire stations had been completed, but tonight's priority is the BPR fire station because of its historic nature.

Jeff McElravy, principal of Tecton Architects, presented alternative "Program Allocation Options" for the Fire Stations, noting that some options require additional square footage added to the BPR station. Rebecca Hopkins, Project Manager at Tecton Architects, discussed historic research and documentation of the BPR fire station. The historic front gambrel part of the building will remain and be restored along with the front wings on both sides. Mr. McElravy discussed and presented options of building programs ranging from mainly repairs/ renovations to reconstruction of the 1986 addition to adding square footage to the building. He shared different potential massing options for a new addition in the back. The Commission had a general preference for the option showing an addition with a shed dormer above and

- hoped that the back addition would have a low profile / impact to respect the views from the street. The Commission was very appreciative of the presentation and being able to provide input.
No vote was taken.
- B. Case Estates
Rhododendron
Garden Restoration/
Louisa's wall – vote
anticipated
- Leslie Glynn presented with Michael Harrity. Ms. Glynn reported that last November, the wall (dry-laid stone wall expert) repaired an unstable portion of Louisa's Wall. Next, Ms. Glynn and Mr. Harrity recapped their presentation for the CPC which is a request is for \$20,000 in funding for a feasibility study to rejuvenate the Rhododendron Garden at Louisa's wall in the Case Estates and stated their desire to have Historical Commission support. They discussed the history of the garden and the current conditions. The proposed scope of work will include environmental review, clearing, survey, and preliminary design. Mr. Harrity discussed the preliminary estimate of the full project cost.
PH asked which other commission/ boards they had gone to for support; Mr. Harrity said they have not yet reached out, but will be. KS asked if neighbors of the wall are supportive of this project; Mr. Harrity said they are and he has been in contact with them. JT shared concerns about maintenance of the rhododendrons and the wall; Mr. Harrity said that they plan an endowment for maintenance of the wall and the garden. MB requested clarification of the request: is it to support or to sponsor the application? The Commission agreed they would support the application but not to be the Sponsor. AA made a motion to support the application because it proposes to restore and maintain an important historical asset, KS seconded. MB abstained, all others in favor.
- C. 49 Concord Rd-
update
- AA said this was still a work in progress.
- D. Cemetery
assessment update
- Not Discussed
- E. Preservation Awards
Discussion
- Not Discussed
- F. Annual report,
Survey updates
- PH said pieces have been coming in and she asked that everyone submit their sections as soon as possible to leave time for review and edits.
- G. Administrators
concerns
- CZ noted in the future the Commission can work to better manage the length of the meetings.
4. **Treasurer's Report:** JT gave a brief update; he noted the high cost of advertising fees. CZ confirmed the advertising fees have increased because we no longer have the local paper to advertise with.
5. **Administrative Approvals:** *95 Newton St- 1920:* Application to replace door/window. Door replacement is in kind and the window is located at the rear
6. **Historic Marker Applications:** *14 Warren Place-* SW said this would be discussed at the next meeting.
7. **Approval of minutes:** 6/22/2021, 7/1/2021 – HS made a motion to approve, AA seconded all in favor.
8. **Calendar** Next meetings: 3/7/2023, 4/4/2023

9. Adjournment: Meeting adjourned 9:56 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A .	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	Public Hearing	Trevor DeVitto, OR	1785, 2 ½ Story Georgian	Replace 4 windows and 1 door per original application, modified as restoration of original windows & replacement of non-original windows and door	Previously determined <i>Significant</i> . No Delay
		<p>Discussion: The Artemus Ward House, located near town center, originally dates from 1785. The house has had several additions toward the rear of the house, including one from 2018. The property is a substantial contributor to the Boston Post Road Historic District and is considered a <i>significant</i> cultural resource in the town.</p> <p>At the Public Hearing the Historical Commission reviewed a revised partial demolition application for window replacements. PH recapped the site visit with the owner and her representative.</p> <p>The owner’s representative stated that the windows located in the main block of the house will be restored, rather than replaced. These are original windows built out of “old-growth wood” which are part of the original fabric of the house. Keeping them will help the house retain long-term value. The Commission provided names of several companies that can do this work. SW said that the owner would not need to come back to the Commission for review when she decides to move forward with the restoration.</p> <p>Two other windows and one pair of French doors, all located in later additions in the house, will be replaced with Renewal by Andersen Fibrex products. The owner understands that details (profiles, dimensions, etc.) of these replacements may not match other windows in these rooms, though configuration of the grilles will match. This will not be a detrimental change to the historical character of the house.</p>				
		<p>Disposition: AA made a motion to approve the two replacement windows and French doors discussed and not impose a delay. HS seconded, all in favor.</p>				
B .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	25 Conant Rd MHC Form A (Lower Conant Historic Area)	Public Hearing	Willyan Lucio - Mass Builders Remodeling, Or	1873, 2 ½ story Italianate	Porch Rebuild per original application, modified as porch restoration	Previously Determined <i>Significant</i> . No Delay
		<p>Discussion: SW recapped the initial determination meeting. The application is to rebuild the front porch 25 Conant Road.</p> <p>During the hearing the owner’s representative described that their plans had changed slightly and that their intention now is to rebuild the existing porch reusing as much of the original material as possible and matching the existing details of the existing porch. He said that they plan to restore the existing windows rather than replacing them due to the long lead time for new windows.</p>				

		<p>He shared photographs of the existing porch show rotted and sagging wood conditions.</p> <p>John Jacobs, neighbor at 18 Conant Rd, said that the applicants are doing a good job caring for the house and fixing it.</p>				
		<p>Disposition: JT made a motion to approve the restoration of the porch as presented. MB seconded, all in favor. No Delay.</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	1750-1795, Colonial Revival 2 ½ story	Total Demolition	Previously found <i>Significant</i> and 12-month Delay Imposed. Hearing closed per OR's request.
		<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> and a 12-month demolition delay was imposed in the hopes of working with owners to find a solution that satisfies both the school and Town.</p> <p>Ann Gorson, Board Chair of Cambridge School of Weston, reviewed the status of White Farm over the years and the attempts to seek funding for the building. She noted that the existing building retains very few original features and has been condemned by the building and fire departments. She presented draft drawings for a proposed front façade for a new building to be used for faculty housing seemingly located further from Lexington St.</p> <p>The Commission discussed differences between the existing building and the proposed replacement façade and questioned the proposed siting. Ann Gorson clarified that the house will be rebuilt in the same location. The Commission discussed the increased size of the proposed building, its different proportions, scale, massing and details.</p> <p>Lise Charlier, Head of the Cambridge School, stated the goals of the school are to provide safe faculty housing and to have the proposed façade be as close as possible to what exists today.</p> <p>Commission members felt the architect could rework the facade to be a true replication of the existing building as discussed at the previous meeting. Then, there could be consideration of a rear addition to the building to meet the school's needs. The Commission offered to hold an additional meeting to work with the school's schedule.</p> <p>Tom Galvin, director of CSW facilities, noted the increase in height of the proposal and the septic system in the rear of the building limiting the ability for a rear expansion.</p> <p>The Commission stated that they would like to see the other facades of the building for their proposal.</p> <p>Public Comment: Leslie Glynn, Merriam St, asked about the ceiling heights in the proposal. She said the house is an important facet of the Town and said maintaining the edifice on Lexington St was important.</p>				

		<p>Alicia Primer, 179 Church St, shared concerns that a demolition and noted rebuild would require Planning Board and Zoning Board of Appeals review and approval because they would be removing an existing nonconformity. She shared concerns of demolition by neglect.</p> <p>David Fixler, 40 Loring Rd, discussed the proportions of the building and its importance.</p> <p>Adrinne Giske shared concerns about the proposed elevation.</p> <p>Continued Discussion: SW expressed that the Commission would like to work with the school. PH stressed the need for a precise site plan for the property. SW asked if the school would like to continue the hearing or set up an additional meeting. Ann Gorson said at this point the school will be going forward with demolition after the delay and will not be coming back to the Historical Commission.</p>				
		<p>Disposition: HS made a motion to close the public hearing. AA seconded, all in favor.</p>				
D	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	29 Sunset Rd (MHC Form B)	Public Hearing	N/A	2 ½ story brick Colonial Revival, 1933	Total Demolition	Previously found <i>Significant</i> and 12-month Delay Imposed. Continue Public Hearing until 3/7.
		<p>Discussion: SW recapped last month’s discussion when the Commission had found the 1933 brick 2 ½ story Colonial Revival house <i>Significant</i> and previously voted to impose a 12-month delay of demolition of the house. The Commission had asked the owners Nigel and Eva Du-Chang if they could come back to continue the discussion of demolition or replacement construction. The owners were not present at the meeting.</p> <p>Public Comment: Christine Crosby, 18 Sunset Rd, discussed her concerns about changes to the lot topography and where a new house might be located on the property. She shared concerns about a contemporary home looking out of character with the neighborhood. Adrienne Giske, shared concerns about the owners’ plan to construct the new house behind the existing home</p> <p>Continued Discussion: The Commission discussed whether or not they wanted to close the hearing or continue it for another month to give the owners another opportunity to come before the Commission.</p>				
		<p>Disposition: HS made a motion to continue the public hearing to 3/7. KS seconded, all in favor.</p>				
E	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	19 Viles St MHC Form A (Pinecroft Subdivision Historic Area)	Initial Determination	Elizabeth & Jimmy Morin, O; Leslie Mahoney, Ar	1910, 2 ½ story, Colonial Revival	Additions	Found <i>Significant</i> . Public Hearing Scheduled for 3/7
		<p>Discussion: The house is a Colonial Revival built in 1910 and located in the Pinecroft Road Subdivision Historic Area. The Commission determined that the</p>				

		<p>house is <i>Significant</i> because of its age, intact condition, and its location in the Historic Area. Located on a corner, it has a rubble foundation, shingles with uneven wavy edges, casement windows, and a simple massing with a picturesque chimney at one gable end.</p> <p>The Owners and their Architect shared drawings of the proposed construction, which has an addition on both the left and right sides of the house. The project also includes replacement of existing windows. The Commission reacted positively and asked if the new addition could have the distinct shingle siding like the original siding. Members also asked if there could be a way of making a distinction between the new and the old, so that the original house could be discernable, possibly through color.</p> <p>The Commission requested adding annotations to the drawings that describe the new elements (siding and window materials; rake, soffit and fascia trim, profiles and details to match existing, etc.) to better highlight the proposed intentions</p> <p>There was a discussion of the types of windows that will be used on the additions.</p>				
		<p>Disposition: KS made a motion to find the house <i>Significant</i> due to its age, intact condition, and location in the Historic Area. HS seconded, all in favor. JT made a motion to bring the project to a public hearing on 3/7. KS seconded, all in favor.</p>				
E	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
.	348 BPR (MHC Form B) (MHC Form A) Boston Post Road National Register Historic District)	Initial Determination	N/A	1888, 2 ½ story Queen Anne	45 window replacements	Found <i>Significant</i> . Public Hearing Scheduled for 3/7.
		<p>Discussion: SW read the MACRIS form noting it is 2-1/2 story Queen Anne style residence with a large, well-detailed carriage house dating from 1888. It is noteworthy for its late 19th century architectural elements, its intact quality, and its location at a very important corner intersection in Town Center. The Commission determined that the property is <i>Significant</i>.</p> <p>Proposed modifications include replacement of 45 windows located all around the main house and in some parts of the carriage house. The Owners were not present at the meeting.</p> <p>Commission members strongly encourage restoration of the original existing windows, rather than replacing them and discussed getting information on materials and restoration to the owners.</p>				
		<p>Disposition: AA made a motion to find the house <i>Significant</i> due to its substantial contribution to the Boston Post Road National Register Historic District. HS seconded, all in favor. AA made a motion to bring the project to a public hearing on 3/7. HS seconded. All in favor.</p>				
E	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
.	17 Locust (MHC Form A) Chiltern Hundreds Historic Area	Initial Determination	Melina Marie Tedesco Murphy, O	1926, Colonial Revival	Dormer expansion, 9 window replacements, garage door removal	Found <i>Significant</i> . Public Hearing scheduled for 3/7.

		<p>Discussion: SW read the MACRIS area form. 17 Locust was built in 1926, it is one of the first homes built in the Chiltern Hundreds Historic Area, a largely intact neighborhood. The house is located on a corner and simple massing with a main gable, three gable dormers on one side and a shed dormer on the other. It has a distinctive entrance entablature with a fanlight and broken scroll pediment. The roof is slate, as are the dormer walls.</p> <p>The owner discussed her application which includes an expansion of the existing 2nd floor shed dormer to both sides as well as at the eave height. The proposed shed dormer would be clad with clapboards to match clapboards at the 1st floor garage entry gable. These would have corner boards and wood rake trim. The application also includes replacement of the existing garage door with windows and a paneled wall. Other modifications that are part of the application include replacing 9 windows with Andersen 400 Series Colonial style double hung windows to match the existing Andersen windows previously installed.</p> <p>Drawings are by Michael Huller Architect dated January 30, 2023. The owner presented her own revised measurements, but these were isolated into parts making them difficult to understand in context.</p> <p>The Commission had questions regarding the size of the dormer, pitch of roof, and window sizes. The Commission hoped the architect will redo the drawings based on the owner’s measurements, and provide scaled and annotated revisions that show exactly how the changes will affect the existing house.</p>
		<p>Disposition: HS made a motion to find the house <i>Significant</i> due to its architectural style and contribution to the Historic Area. KS seconded, all in favor. HS made a motion to bring the project to a public hearing on 3/7. KS seconded, all in favor.</p>
<p>Abbreviations</p>	<p>O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>	