

Members Present: S. Wagner (SA), A. Aydelott (AA), H. Stone (HS), John Thompson (JT), Mara Burnett (MB), Kathy Scadden (KS)
Staff Present: C.Zale (CZ)

Location: online

Attendees: Ford Curren, Adrienne Giske (Friends of JST), Holden Langenhagen, Marc Prufer, Sam Solderholm, Mike Murphy, Tom Galvin, Aaron Hirsch

See attached Demolition Delay Review Summary on Page 3

S.W called meeting to order @ 7:01pm and read an open meeting law disclaimer from the Governor regarding open meetings.

Agenda Item:

1. Public Comments: SW discussed Celebrate Weston Day scheduled for 5/21 to celebrate improvements in the Town Center. HC will be involved in cemetery tours and Fiske law office updates. HS showed Commission revised preservation award for owners of 215 Boston Post Road.

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

- A. 95 Newton Street Public Hearing: Proposal not detrimental; No Delay Imposed
- B. 109 Highland Street Public Hearing: Continued 3/8/22

3. Informal Consultation

A. 4 Willow Rd. Marc Prufer of Soderholm Custom builders gave an introduction to the Commission and his work with the owner of the property. This is an estate house built in 1928 for Burnham and Babs Macy Lewis. It was designed by architect Eric Kibbon in the English Revival style. There are extensive issues on the property with air and water leakage with all the doors and windows on the house. Sam Solderholm gave detailed background of the 1930s brick house and the existing conditions and previous renovations and restorations. There have been extensive efforts at restoration of the existing Hope's windows however they have not been successful and continue to have air and water leakage issues. They have worked with Hope's Windows to replace the existing Hopes windows with a thermally broken multi glaze but maintain the external appearance of the Hopes windows. They would also be replacing the double hung wood windows and wood doors with thermal glazing. Marc Prufer gave a presentation to the commission with photos and history or renovations/ restorations done to house, focusing on the current windows throughout the house giving details of the issues with each type of windows and doors. Detailed discussion of the Hope's windows jambs, sills, and casements. SW described the process of HC application and review noting that their explanation for replacement over restoration was very thorough and they could get a formal application in for the March 8th meeting. AA requested they drop off one of the current windows with one of the proposed replacement windows at the building department for commission members to see.

4. Other HC Business:

- A. Merriam Barn Sign Commission viewed latest barn sign rendering designed by Associate HC Member Ford Curran.. Holden Langenhagen gave a brief update on the work done on site and the desire to finalize the project with the sign. HS questioned where the QR code on the sign would lead. Holden described that it was a link

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- to the Historical Society bulletin website. Adrienne Giske expressed gratitude Holden's work and the Eagle Scout program. Commission discussed the materials of the sign. KS made motion to approve the sign rendering, HS seconded. All in favor.
- B. 751 BPR- Woodleigh Farm -40B update SW gave overview of the current events of the project. The builder has changed some of the initial conditions that the town had asked for in the original agreement. Initially they had been asked to maintain the stone walls and if they did have to remove them they would be replaced in kind. However, the agreement between the town and developer has been made and approved. AA noted that the commission will have a voice through the MEPA process rather than the Preservation deed restriction process.
- C. 669 BPR – Update SW discussed going before the CPC for a placeholder amount of \$206,000 for a preservation restriction. Appraisal of the property came in around \$860,000 and the owner was not satisfied with that number. The owners were interested what the value of a preservation restriction would be on the property. AA made a motion to support the CPC request, HS second. All in favor.
- D. JST Update Adrienne Giske provided update. They are currently working through the punch list and working with the Town and Select Board to build a framework of what needs to be done between now and when they sign with the restaurateur. May 1-15th will be the outside planting and finishing of landscape details.
- E. Fiske Law Office Preservation Restriction SW noted Phyllis Halpern has reached out to Golden ball Tavern to see if they would hold the Restriction.
- F. White Farm, Historic house at Cambridge School JT gave overview of the property and its past functions at Cambridge School. Currently, the building has not had much attention since 2012 and has had decades of neglect. Tom Galvin, Facilities Manager, discussed serious issues with the building and had asked both the building inspector and fire department to come out and check the building. It was essentially condemned by both departments as it meets no code requirements. Tom Galvin discussed multitude of changes and additions that have occurred with the structure. Commission discussed previous review of this building and saving versus replacing with similar looking building. JT noted that funding for total restoration is not there. JT discussed how deed restriction would not work on the property. HS and AA expressed desire to see some type of program for the proposed new usage of the building. CZ will organize time for Commission to have a site visit.
- G. Annual Report Status Phyllis Halpern had submitted the final version of the Annual Report.
5. **Treasurer's Report:** JT has reports from the Treasurer's office and previous HC Treasurers reports and is working through clarifying information on the accounts.
6. **Approval of minutes:** N/A
7. **Calendar** March 8th, 2022, April 5th, 2022
8. **Adjournment:** Meeting adjourned 8:51 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	95 Newton MHC Form B	Public Hearing	Steve Ramey: C Thanya Rajkopal & Dihan Wickremasuri	1.5 story, 1920 colonial revival	Infill porch with sliding doors and fixed window on front/side facade	Previously found significant, No Delay
<p>Discussion: Owners Thanya Raikopal and Dihan Wickremasuriva with their contractor showed members of the commission elevation drawings that detailed how the existing porch will be filled with a new window and new glass doors. Contractor, Steve Ramey, described the proposed materials in detail noting the beams and trim will be red cedar. AA questioned the frieze depths and fascia board. Owners and contractor noted they would be dropping the fascia board to make it continuous. Contractor described the proposed doors. Commission discussed the removal of the center post on the porch and did not find issue with its removal. SW was appreciative of the clear glass of the doors.</p> <p>The commission voted that the changes described and shown on the drawings dated January 18, 2022, which include hand written notations are not detrimental and approved the project. There is no delay.</p>						
<p>Disposition: JT motioned to approve the proposed plans dated 1/18/22 and not impose a delay. HS seconded. All in favor.</p>						
B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	109 Highland Ave MHC Form B (Love Lane Historic Area)	Public Hearing	N/A	2 story, approx. 1757	Replace 18 windows	Previously found significant. Continued to 2/8/22 meeting
<p>Discussion: SW provided quick overview of property history and previous HC meeting discussions on the proposal. existing windows</p> <p>The owners were not present, they had previously emailed CZ requesting the hearing be continued for an extended period of time. HS noted the applicants' major concern was the cost. Commission briefly discussed if there were any negatives to issuing continuance. Commission in agreement that continuing the hearing was not an issue.</p>						
<p>Disposition: HS made motion to continue hearing to March 8th, 2022. KS second, all voted in favor.</p>						