

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

Attendees: Adrienne Giske, Leslie Glynn, Pam Fox, Wendy Kaplan, Elizabeth & Jimmy Morin, Leslie Mahoney, Alan Fobes & Karen Morris, Rick Goode, John Welsh, Louis Malvern, Amy Baxter & Paul Galbraith, Melina Marie Tedesco Murphy, Ann Marie Kreft, Dana Murphy, Christy Lincoln, Gail Nozik, Daniel Steinquest, Allen LeBlanc, Brendan Hennessey, Teddy Bascom

Location: online

Recording location: <https://cloud.castus.tv/vod/weston/video/6413bebf3c7ade000898e166?page=HOME>

SW called meeting to order @ 7:02pm and read an open meeting law disclaimer from the Governor regarding open meetings.

Agenda Items:

1. Public Comments: Leslie Glynn, (Merriam St.) asked for clarification on the Commission's support versus sponsorship of Lousia's Wall/ Rhododendron Garden that was discussed at a previous meeting. Ms. Glynn said that sponsorship of the project would not involve financial support. SW asked if the Select Board would be sponsoring the project. Ms. Glynn said she and Michael Harrity would be reaching out to TAG and the Select Board regarding sponsorship. Commission members recalled that they had agreed to support the project. PH said the Commission would be having an extra meeting later this month and this topic could be added to that agenda for further discussion and a potential vote if needed. AA asked Ms. Glynn about the funding sources for the project.

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 3 - 8:

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|-------------------------|---|
| A. 29 Sunset Rd | Continued Public Hearing to consider lifting delay: Hearing Closed |
| B. 19 Viles St | Public Hearing: Proposal Not Detrimental, No Delay |
| C. 348 Boston Post Road | Public Hearing: Schedule site walk and continue Public Hearing 4/4/23 |
| D. 17 Locust St | Public Hearing: Proposal Not Detrimental, No Delay |
| E. 510 BPR | Initial Determination: Found <i>Significant</i> – Schedule site walk and hold Public Hearing 4/4/23 |
| F. 60 Corwood Dr | Initial Determination: Found <i>Significant</i> - Proposal Not Detrimental pending receipt of porch drawing, No Delay |
| G. 27 Golden Ball Rd | Initial Determination: Found <i>Significant</i> - Public Hearing 4/4/23 |
| H. 3 Applecrest Rd | Initial Determination: Found <i>Significant</i> - Schedule site walk and hold a Public Hearing 4/4/23 |

3. Other HC Business:

- A. Release \$2,825 CPC funding for 55 Coburn RD PDR work (2016) – Discussion and Vote Anticipated SW reported that there were some outstanding CPA funds to consider returning. SW asked the Commission if the remaining \$2,825 CPC funding for 55 Coburn Rd PDR was going to be used. PH said that the work on the project was complete so additional funds are not needed. HS made a motion to return the outstanding \$2,825 to the CPC. MB seconded, all in favor.
- B. Release \$78,390 in CPC funding for 71 Lexington St PDR (2018) - Discussion and Vote Anticipated SW discussed that the new owners had initially expressed interest in signing the preservation deed restriction in the future, but not immediately after their purchase. KS suggested asking the owners again to see if they were interested. PH asked if KS and HS would feel comfortable reaching out to the owners to gauge their current interest. KS and HS agreed to try getting in touch with the owners ahead of the next meeting.
- C. Celebrate Weston – May 20th 11-3pm Pam Fox stated that the event will be similar to last year's program. She asked if Commission members thought the cemetery tours and Fiske Law office tours last year were worthwhile. SW reported that people were interested and did tour the cemeteries and the Law Office, as well as view the prominent historical markers in town. Adrienne Giske said the barn and connector at the JST will not be open this year because it is an unfinished space. Pam Fox said she would try to get updated/ redesigned cemetery brochures. HS and PH said the Commission had a budget available for printing. Ms. Fox said the Golden Ball Tavern will be sponsoring a beer garden in the JST garden. SW said he would try to attend the next "Celebrate Weston" planning meeting on 3/15.
- D. Modern Survey Update PH thanked the members of the Kendal Common Local Historic District Study Committee for their recommendations and comments on the initial survey list. PH will contact Stacy Spies to move forward with the final updated property list.
- E. Stony Brook Gatehouse- Update PH discussed that the status of Stonybrook Gate House, owned by the City of Cambridge's Watershed District. Certain areas of the brick are spalling and are in disrepair. She went on a site visit with the Director of the Cambridge Watershed and the Executive Director of the Cambridge Historical Commission to view existing conditions. Repair work will be done in kind. She requested that mock ups be shared with the Commission when Cambridge has a better idea of the scope of the project.
- F. Catch-up meeting - schedule date SW suggested scheduling an additional meeting to discuss outstanding Commission business. The Commission agreed to hold a meeting on Monday 3/20 at 7pm over zoom.
- G. Administrator's concerns N/A

4. Treasurer's Report: N/A

- 5. Administrative Approvals:** **49 North Ave- 1786:** Application to replace 6 non-original windows on back and side of house.
151 Lexington St- 1940 -Application for addition at back.

6. Historic Marker Applications:

14 Warren Place, (Warren Ave Historic Area)- The Commission reviewed the application and photo. PH said the house dates from **1947** which is after the

1945 date listed on the Historic Marker application form. After some discussion, the Commission agreed to change the Historic Marker application eligibility to homes built 50 years ago or longer. Pam Fox said that a new sign maker would need to be found. Adrienne Giske said she was reaching out to different potential sign makers.

HS made a motion to approve a Historic Marker for 14 Warren Place. AA seconded, all in favor.

7. **Approval of minutes:** Minutes not reviewed

8. **Calendar** Next meetings: 3/20/2023, 4/4/2023, 5/2/2023

9. **Adjournment:** Meeting adjourned 9:41 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	29 Sunset Rd (MHC Form B)	Public Hearing	none	1933, 2 ½ story brick Colonial Revival house	Total Demolition	12 Month Delay imposed. Hearing Closed.
		<p>Discussion: SW recapped the previous hearings for this address. The Commission had previously voted to impose a 12-month delay of demolition of the house which is considered <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 at the intersection of Sunset and Laurel Roads.</p> <p>The owners of the property, Nigel and Eva Du-Chang were asked by the Commission to attend the meeting to continue the discussion of demolition or replacement construction. The owners were not present at the meeting.</p> <p>SW suggested closing the hearing and reaching out to the owners to hopefully continue the discussion.</p> <p>Public Comment: Wendy Kaplan, abutter, asked if this case would continue to be on future Commission meetings. SW said it would not be on future agendas as the hearing had been closed, and if the applicants return with new drawings, abutters would be notified.</p>				
		Disposition: AA made a motion to close the hearing. HS seconded, all in favor.				
B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	19 Viles st MHC Form A (Pincroft Subdivision)	Public Hearing	Elizabeth & Jimmy Morin, O; Leslie Mahoney, Ar	1910, 2 ½ story, Colonial Revival house	Additions	Previously determined <i>Significant</i> . No Delay
		<p>Discussion: SW recapped the initial determination meeting and the application for additions.</p> <p>The architect presented drawings by Mahoney Architects (dated 1/19/23 and revised 3/6/23) showing additions on both the left and right sides of the existing house. Both additions are set back from the main front facade and are not as tall, so that the original architecture remains dominant. The existing off-center chimney also remains visible. The addition on the right side includes a garage that would exit onto Montvale Rd with a master bedroom suite above. This addition is a front-facing gable with a shed dormer attached to the main house by a lower mudroom/study link. The addition on the left is</p>				

		<p>a one-story family room with a hipped roof structure. New windows on the addition and replacement windows in the original house would be Andersen Series E with SDL grills that replicate existing muntin patterns. Garage doors would be carriage style doors. The original staggered shingle siding is no longer in usable shape. New siding would be straight-edged Hardie-plank shingles.</p> <p>The Commission asked to see a sample of the siding. Members also suggested possible changes to the window configurations in the family room addition. These can be sent to the Historical Commission Administrator.</p> <p>The Commission felt that the additions and modifications are in keeping with the historic character of the house and area.</p> <p>Public Comment: Rick Goode, 30 Pincroft Rd, had reviewed the plans and fully supported the project. Karen Morris, 15 Viles, shared support for the project and commented on changes to the neighborhood. John Welsh, 16 Viles, expressed strong support for the design and said the project will improve the look of the house while maintaining character. Louis Malvern, 9 Montvale, shared support of the design and extension of the house.</p>				
		<p>Disposition: HS made a motion that the changes are not detrimental and to approve the application. KS seconded; all in favor. No Delay.</p>				
<p>C.</p>	<p>Location and Documentation</p>	<p>Process</p>	<p>Applicant(s) Present</p>	<p>Building Data</p>	<p>Proposed Demolition</p>	<p>Notes</p>
<p>348 BPR</p>	<p>MHC Form B MHC Form A (Boston Post Road National Register Historic District)</p>	<p>Public Hearing</p>	<p>Amy Baxter & Paul Galbraith, O</p>	<p>1888, 2 ½ story Queen Anne house and carriage barn</p>	<p>45 window replacements</p>	<p>Previously determined <i>Significant</i>. Public Hearing continued to 4/4/2023.</p>
		<p>Discussion: SW discussed that the house was found <i>significant</i> at the initial determination meeting. Located prominently at an intersection in the town center, this Queen Anne style residence with a large, well-detailed carriage house dates from 1888. Both structures are largely intact and are noteworthy for their late 19th century architectural elements. The application is to replace forty-five windows all around the main house as well as in parts of the carriage house. (Some windows like the arched topped ones and the casements will be restored.)</p> <p>The owners discussed their proposal to replace 45 original windows with Harvey triple-glazed vinyl replacement sash that would allow them to insulate the existing weight pockets and remove the existing aluminum storm windows. They discussed issues they have with heating the house and keeping the interior warm in the winter. They had originally hoped to restore these windows but received estimates for that work that were too high. The owners discussed the specific windows they plan to replace. HS and AA said that they would like to know which windows have already been replaced. AA described the way new insert windows would look and how they may change the sash. Commission members stated that replacement windows (especially vinyl) need to be replaced more often which leads to more waste. They discussed alternatives such as different inserts or restoration with replacement storm windows. KS suggested restoring the windows on the front façade and replacing the remainder.</p> <p>The Commission appreciates that the owners want to be good stewards of the home. SW suggested a site walk for the Commission to see the windows in question and to see a cut sheet for the windows they are proposing. CZ will set up a site walk with the owners. The owners agreed to host a site walk and to continue the public hearing.</p>				

		Disposition: HS made a motion to continue the public hearing to 4/4/2023. KS seconded; all in favor.				
D.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	17 Locust MHC Form A (Chiltern Hundreds Area)	Public Hearing	Melina Marie Tedesco Murphy, O	1926, 1-1/2 story Colonial Revival house	Dormer expansion, 9 window replacements, garage door removal	Previously determined <i>Significant</i> . No Delay
		<p>Discussion: SW discussed the initial determination meeting where the Commission found the 1926 house, located in the Chiltern Hundreds Historic area, <i>significant</i>. He recapped the application for a dormer expansion and modifications.</p> <p>The owner discussed her proposal and the Commission reviewed drawings by GCE Architecture of Holliston dated 2/21/2023. Proposed changes include an expansion of the existing 2nd floor shed dormer ((left side elevation) at both sides as well as at the eave height. There would be four new Andersen 400 Series casement windows in the dormer with three of them “ganged” together, but separated by supporting studs.) The proposed shed dormer would be clad with clapboards to match clapboards at the 1st floor. The application also includes replacement of the existing garage door (rear elevation) with windows and a paneled wall. The three windows in the new wall would be Andersen 400 series double hung windows “ganged” together, but separated by supporting studs. The windows will match previously installed windows.</p> <p>The Commission found that the proposed changes are appropriate to the historic character of the house.</p> <p>Public Comment: Anne Marie Creft, 45 Oxbow Rd, said she had reviewed the plans and fully supports the changes.</p>				
		Disposition: AA made a motion that the proposal as presented is not detrimental and to not impose a delay. HS seconded, all in favor.				
E.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	510 BPR MHC Form B MHC Form A (Boston Post Road National Register Historic District)	Initial Determination	Christy Lincoln, O	1765, 1824; 2 - story Federal Style house converted to office building	Replace 6 windows	Found <i>Significant</i> . Public Hearing Scheduled 4/4/2023.
		<p>Discussion: SW read data from the Macris form for the property. Located in the heart of the town’s commercial center, the building is a two-story hip-roofed Federal house that is among the finest examples in Weston of this style. In 1824 it was remodeled from an earlier 1765 Colonial house on the site. The historic name of the building is the Abraham Hews/Marshall Jones House. The Commission determined that the property is <i>significant</i> as a substantial contributor to the Boston Post Road National Register Historic District.</p> <p>The application is for replacement of six windows located on the bottom floor of the main block. The owner said that, instead, they would like to replace a total of 8 windows on the first floor since the first-floor units of the building are currently being renovated.</p> <p>HS asked about the age of the existing windows; the owner was unsure.</p>				

		<p>The Commission strongly encouraged restoration of the original existing windows, rather than replacing them. Original old-growth wood windows will last for hundreds of years if maintained, whereas even the “best” replacement windows have limited life spans. Retaining the original fabric of the house will help it retain long term value. Adding low profile storm windows to the single-paned original windows will add energy efficiency similar to that of double-paned windows, but will minimally change the appearance.</p> <p>The owner suggested doing an onsite tour to see the windows. CZ will coordinate. The Commission agreed to schedule a public hearing for the application on 4/4.</p>				
		<p>Disposition: HS made a motion to find the house <i>significant</i> due to its age, intact condition, history, and location in the Historic Area. AA seconded; all in favor.</p> <p>HS made a motion to bring the project to a public hearing on 4/4/2023. KS seconded; all in favor.</p>				
F.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	60 Corwood Dr MHC Form B	Initial Determination	Gail Nozick, O; Daniel Steinquest; Or/C	1897 1-1/2 story English Revival style house	Window Replacements and Porch Infill	Found <i>Significant</i> . No Delay.
		<p>Discussion: SW read the Macris form for the property. Built about 1897, the house is an important example of an English Revival style cottage structure. It was built as a staff residence for the Egbert Shaylor estate on South Ave and was moved to this location in the mid-1950’s when the Mass Pike was constructed. The house has stucco and half-timbered walls, as well as fieldstone chimneys at each end of the main block. The Commission determined that the house is <i>significant</i> for its architecture and its social history.</p> <p>The contractor discussed the proposal to replace most of the existing double-hung windows in the house with Andersen Woodwright 400 Series sash infill windows. Window openings will not be altered and the simulated 6/1 grill configurations would match the existing muntin patterns. The proposed work also includes infilling the existing screened porch with paneling and Andersen Woodwright 400 Series casement windows. All the windows will have a copper-colored finish to match the existing color scheme.</p> <p>The Commission asked to see a sketch of what the porch enclosure would look like. HS suggested the porch could be approved administratively.</p>				
		<p>Disposition: PH made a motion to find the house <i>significant</i> due to its architecture and social history. KS seconded; all in favor.</p> <p>HS made a motion that the project was not detrimental and to not impose a delay, with the porch window infill to be reviewed and approved administratively. KS seconded. All in favor.</p>				
G.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	27 Golden Ball Rd	Initial Determination	Alan LeBlanc, O	1911, 2 story Colonial Revival house and detached garage	Re-side House and replace 3 windows	Found <i>Significant</i> . Public Hearing Scheduled 4/4/2023.
		<p>Discussion: SW said the inventory form for the property is being drafted. Built in 1911, the house is gambrel style structure with two gable dormers on the 2nd floor and a covered front entry porch. Asbestos shingles on the house have been removed,</p>				

		<p>exposing the original shingle cladding. On the lower section, the shingles are straight-edged, while above they are staggered, creating wavy lines. The Commission determined that the house is <i>significant</i> to the neighborhood character and context.</p> <p>The owner proposes to install three new basement hopper-style windows. He also proposes to re clad the walls with “CertainTeed Cedar Impressions vinyl siding” on all facades. The owner discussed the vinyl siding he plans to use but said he did consider using hardie plank.</p> <p>The Commission commented that an important aspect of the character of the existing house is found in the details of the shingle texture as well as its scale. HS requested a sample of the proposed finish material be left with CZ so the Commission can see it. SW requested a cut sheet for the proposed windows.</p>				
		<p>Disposition: PH made a motion to find the house <i>significant</i> due to its contribution to the neighborhood character and context. HS seconded; all in favor. KS made a motion to bring the project to a public hearing on 4/4. HS seconded, all in favor.</p>				
H.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	3 Applecrest Rd MHC Form B MHC Form A (Boston Post Road National Register Historic District)	Initial Determination	Brendan Hennessey, O; Teddy Bascom, C	1811, 1 story Federal style Law Office building	Repairs and window replacement	Found <i>Significant</i> . Public Hearing Scheduled 4/4/2023
		<p>Discussion: SW and Pam Fox discussed the history of the building known as the Alpheus Bigelow Jr Law Office. This building, dating from 1811, is a simple Federal style structure with a granite foundation, clapboard siding, a cedar shingled hip-shaped roof and a single center chimney. It sits close to Route 20 and marks the entrance to the Boston Post Road National Register Historic District from the west. Alpheus Bigelow Jr, Esquire studied law in the office of Isaac Fiske whose office is located down the street. Bigelow resided across the street from his office. A previous owner used the building as an antique shop. In the 1930’s the Historic American Building Survey documented the building and the drawings are in the Library of Congress. The Commission determined that the building is <i>Significant</i>.</p> <p>The owner discussed his proposal for an exterior restoration including removal of siding, trim, windows, and one door that are in poor condition. Siding and trim replacements would match the same species and size as the original siding and trim. The proposed window replacements would be custom 8/12 Harvey Majesty windows (aluminum clad exteriors with wood interiors.) The proposed door replacement would be located facing south, and would be a Simpson Thermal Sash dutch style door with half glass.</p> <p>The Commission reviewed photos of the exterior of the building. AA suggested scheduling a site visit to get a better idea of what is or isn’t salvageable. The owner stated that the building would continue to be an accessory building. Commission members strongly encourage restoration of the original existing windows, rather than replacing them.</p>				
		<p>Disposition: HS made a motion to find the house <i>significant</i> due to its contribution to the National Register Historic District. KS seconded; all in favor. HS made a motion to bring the project to a public hearing on 4/4. AA seconded; all in favor.</p>				
Abbreviations		O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				