

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

Location: online

Attendees: Ford Curren, Leslie Glynn, Bill Mayo- Smith, Leslie Vensel, Pam Fox, Jonathan White, Michael Murphy, Liz Mansfield, Sandra Ni.

See attached Demolition Delay Review Summary on Page 3 - 5

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: N/A

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 2 - 5:

- A. 109 Highland Street Public Hearing: Continued to 4/5/22
- B. 4 Willow Road Initial Determination: Found Significant. Proposal not detrimental. No Delay.
- C. 242 Merriam Street Initial Determination: Found Significant. Public Hearing Scheduled for 4/5/22.
- D. 111 Loring Road Initial Determination: Found Significant. Public Hearing Scheduled for 4/5/22
- E. 863 Boston Post Road Initial Determination: Found Significant. Proposal not detrimental. No Delay.

3. Request for Advice

A. 49 Concord Road Bill Mayo- Smith and Leslie Vensel, owners of 43 Concord Road, recently purchased the neighboring property of 49 Concord Road to prevent developers from coming in and building two large homes on the large lot abutting them. They are seeking input on what can be done with this property. This is the 1919 Harold Willis and Posey Fiske House. JT noted it sounds like a preservation restriction on the property is something they would be interested in but it is a long process. Bill Mayo-Smith discussed the current state of the house and the numerous repairs and renovations needed as the house has been neglected for many years. SW further discussed the preservation restriction process. Commission discussed the possibility of subdividing the lot and the easements that currently exist on the property. Commission stressed the house was very important to the town. Pam Fox weighed in on the complex situation of the importance of the house and its current condition and that changing the lot shape wouldn't necessarily protect the house. Discussion of potential for affordable housing, and whether or not there would be buyers interested in the current house. Commission would like to have a site walk of property.

4. Other HC Business:

- A. 669 BPR - update Waiting for appraisal to be completed for the deed restriction.

- B. Fiske Law Office Preservation Restriction - update Pam Fox discussed previous correspondence regarding Golden Ball Tavern holding the restriction. She suggested the Commission request to meet with the GBT Board to inform them of the restriction and make a case for Golden Ball Tavern holding the restriction. PH gave assurance to follow up.
- C. White Farm, historic house at Cambridge School of Weston JT provided update noting that Tom Galvin, Facilities Manager for CSW, has spoken with MHC regarding the house and will be meeting again with the Town Building Inspector and Fire Department. A builder has recently come in to check out the building. HS noted the school should develop a program and bring it to a builder or architect to design. JT stated that was in process.
- D. Louisa's Wall update Leslie Glynn walked commission through Conditions Assessment of Louisa's Wall prepared by Michael Weitzner. Leslie added her own edits and comments to the assessment and requested any additional comments from the Commission and then it will be brought before the Select Board.
- E. Town Center Celebration SW discussed the Town Center Celebration scheduled for 5/21, the same day as the Spring Fling. BPR will closed off and there will be events all day long. The HC has offered to do several different tours of the cemeteries, Fiske Law Office, and JST.
- F. 2022 Historical Commission Awards SW and PH hoping to make this an annual award. Commission to brainstorm ideas of people or projects deserving of recognition by the Historical Commission. HS suggested that the commission make nominations and have a discussion of nominees and make a vote. Additionally, HS acknowledged that the owner of Florentine Frames in Weston Center framed the last award certificate at no cost to the town.
- G. CSHDC- Kendal Common Study Committee Nominees HS and KS thanked for agreeing to be part of the Study Committee. Nominees are currently being presented to the Select Board by Alfred Aydelott at the SB meeting taking place tonight.
- 5. Treasurer's Report:** JT gave update on current account status. \$576.00 left over from last year. He stated that to date this year, \$142 was spent on printing and advertising and \$196 for other expenses. PH clarified that the total annual budget is \$4500, but that higher numbers may reflect the sale of a Taunton Blanket Chest as well as a few additional items, \$10,000 of which will be given to Weston Historical Society to help with new exhibit on JST. The additional \$15,000 is from the town to finish up the cultural inventory list. JT made motion to approve Alphagraphics bill for \$26.83, KS seconded. All in favor. JT made motion to approve Fastsigns bill not to exceed \$200.00, MB seconded, All in Favor.
- 6. Administrative approval:** Administrative approval issued for 75 Merriam Street (1926) wood stove chimney addition.
- 7. Approval of minutes:** HS made motion to approve 11/16/21 minutes, MB seconded. All in favor.
- 8. Calendar** April 5th, 2022, May 3rd, 2022
- 9. Adjournment:** Meeting adjourned 9:07 pm.

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	109 Highland Ave MHC Form B	Public Hearing	N/A	2 story, approx. 1757	Replace 18 windows	Previously found significant. Continued to 4/5/2022 hearing.
Discussion: No new information has been received from the applicant. Commission ok with continuing the hearing again and keeping the item on the agenda.						
Disposition: JT made motion to continue hearing to 4/5/2022, KS second. All in favor.						
B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	4 Willow Road MHC Form B	Initial Determination	Marc Prufer and Sam Soderholm; C	1928, 2 ½ story English Revival	Window Replacements	Found Significant. No Delay
Discussion: SW briefed the commission on the informal consultation that was had at last month's meeting and read the history of the property from the MACRIS form.						
<p>Marc Prufer, described the submission materials and noted having dropped off existing window and replacement window for viewing at the building department. Marc Prufer gave summary of the existing conditions and the proposal. The original 1920's Hopes non-thermally broken steel windows with single glazed leaded-glass were completely restored in 2012. Reilly wood doors and double-hung windows with single-glazed leaded glass panels were in installed in 2012 to replace original wood doors and double-hung windows. Unfortunately, since then all these have presented with significant air and water infiltration issues. The owners have undertaken several professional analyses, as well as a mock-up, to try to ameliorate the problems.</p> <p>Under the direction of Solderholm Builders, they propose to replace these windows and doors with new c. 2021 historically appropriate thermally-broken insulated SDL Hopes steel windows and KSD wood SDL Sash retrofit into the Reilly Frames. The SDL windows will mimic the existing muntin leaded glass patterns and will use low-iron, low E glass. Marc Prufer to submit new plans dated 3/1/2022.</p>						
Disposition: KS made motion to find the house Significant based on its history and architecture, HS seconded. All in favor. HS moved to approved window replacements as presented, to not bring the project to a public hearing and not impose a delay. KS seconded,						
C.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	242 Merriam Street MHC Form A (Silver Hill National Register District)	Initial Determination	Leslie Glynn & Jim Polando; O	1932, 1 ½ story Colonial Revival	Dormers	Found Significant. Public Hearing 4/5/22
Discussion: SW gave overview of the property and read the inventory form. The house is located within the Silver Hill National Register Historic and is identified as a contributor to the district. Because of its age, condition and location in the Silver Hill District the Historical Commission voted the house significant. SW noted the rear of the property has had an addition but the front of the house has remained original.						
Leslie Glynn presented her proposed plans and drawings to the Commission. The application is to remove a portion of the roof to add two new dormers to the front of the house. The Commission felt that the change was respectful to the original house and						

	<p>windows, aside from one window in the shower, will be wood material. All the new windows will have true divided lites.</p> <p>Disposition: HS made motion to find the house significant, KS seconded. All in favor. JT made motion to bring the application to a public hearing on 4/5/2022, HS second all in favor.</p>				
Abbreviations	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				
C. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
111 Loring Road MHC Form B	Initial Determination	Bharath Venkataraman; O. Jason Machudo; C	1933, Colonial Revival Cape	Change bow window	Found Significant. Public Hearing 4/5/22
<p>Discussion: PH is a neighbor of the applicant and recused herself from the Initial Determination.</p> <p>SW gave brief description of the application process and provided brief history and description on the house. The application is to remove a lovely bay window on the first floor of the house and to replace it with a combination of new casement windows. Contractor Jason Machudo explained that the new window combination and configuration is intended to mimic the original window. The opening is to remain the same and they will be installing a three-unit bay with a fixed center window and casement windows as flankers. Commission questioned and discussed the angle of the new windows. No drawing was provided for the commission to review, and several questions were asked about the installation and appearance of the proposal. The commission asked and the owner agreed to provide a drawing to show how the windows will be installed.</p> <p>Disposition: JT made motion to find house significant due to age, condition and its contribution to a scenic road. HS seconded, All in favor. KS made a motion to bring the application to a public hearing on 4/5/2022. HS seconded, all in favor.</p>					
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C. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
863 Boston Post Road MHC Form B (Boston Post Rd National Register District)	Initial Determination	Gus Miragias; O, Phil Hresko & Elpida Peristeropoulou ; Ar	1827, 2 ½ story Federal Style	Two rear additions	Found Significant. No delay.
<p>Discussion: SW gave brief description of the property and noted that this application had previously gone before the commission and was approved in 2019 but the application has since expired.</p> <p>Owner Gus Miragias gave brief overview of proposed daycare center and noted minimal changes that have occurred since the Commission reviewed the proposal in 2019. The architectural proposal drawings presented are for Artisan Early Childcare Center by HRESKO Associates, Inc. dated 1 March 2022 and 28 February 2019. They show careful preservation of parts of the building visible from the street and sensitive changes at the back side. A one-story addition is designed to be hidden behind the single-story connection between the main block and the barn. A two-story addition is planned to tuck behind the 2 ½ story main block. Existing materials such as siding,</p>					

		<p>corner boards, louvers and trim will be repaired as needed and will remain. Existing cornice and roof trim will be cleaned, repaired and matched as needed. Existing windows will remain, and any new ones will be built to match the historic wood windows. The Commission clarified some of the muntin configurations shown in the drawings. Existing chimneys will remain (even as 2nd floor fireplaces are removed.) The existing front door will be displayed in the foyer, while a new one to match will be installed for daily use. There will be a new accessible entry at the new side entrance. Landscape drawings show removal of the existing stockade fence, and restacking of the existing stone wall along the street edge, increasing the building’s visibility from the street. While the proposal was thoroughly vetted by the Commission in 2019, landscape drawings have been updated to show parking in the lot corner away from the building front, a change that will highlight the house.</p>
		<p>Disposition: JT moved to find the house significant due to its history and architectural style. KS seconded. All in Favor. HS moved to approved the project as presented, to not bring the project to a public hearing and not impose a delay. MB seconded, all in favor.</p>
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