

Members Present: Steve Wagner (SW), Kathryn Scadden (KS), John Thompson (JT), Phyllis Halpern (PH)

Staff Present: John Field (JF)

Others Present: Attorney Beth Nolan, Architect Daniel Quaile, Patrick and Cristina Murphy

Neighbors: Lee Overall, Elly Pendergast

Location: online

Link to Recording: <https://weston.vod.castus.tv/vod/?video=06162c56-b5b0-46f0-b524-52d97c56b62a&nav=programs%2FHistorical%20Commission%20-%20Weston%20MA>

SW called the meeting to order at 1:00 pm and read an open meeting law disclaimer from the Governor regarding remote meetings.

Agenda Item:

1. Public Comments: None

2. 300 Meadowbrook Rd – 1922 – Continuation of review of revisions to approved plans

SW noted that he and PH have reviewed several drawings with the owner's architect, Dan Quaile, and made comments in an attempt to make it less detrimental. This is a chance for the entire HC to comment.

PH explained that because the addition construction appears taller than the way it is shown on drawings presented to-date, the HC co-chairs wanted further field verification of the heights. The town manager authorized the chairs to spend \$600 on an emergency basis for a 3rd party surveyor who frequently works for the town, Metrowest Engineers, to find ridge heights and other elevation datums. The goal was to have this information available for today's meeting, and the results arrived just prior to 1:00 pm today.

The most important raw elevation numbers received from Metrowest Engineers are:

First floor = 200.91'
Original ridge = 225.56'
Addition ridge = 224.50'

The addition ridge height of 224.50' is higher than the elevation height found by the owner's surveyor (222.80'). To reflect the new ridge height, drawings will need to be revised to accurately reflect the as-built condition. According to architect Dan Quaile, the addition ridge is currently shown 6" too low, though this needs to be checked. For this meeting, the HC and owners' representatives will focus on other aspects of the facades.

Dan Quaile presented drawings showing what he had thought were existing conditions including windows, siding and trim. On the front façade, he showed a drawing where the mudroom entry gable is trimmed to look more in keeping with the existing house than in the as-built conditions. At the front of the gambrel addition, he removed the low roof flare (or pent) so that the flat gambrel façade is more flush like the existing gambrel ends at the house. At the first floor, in this area he added an additional window. At the north façade, he showed other window changes at the first floor to fit the plan and to break down the mass. At the back elevation, he showed the mudroom gable entry trimmed out. On the back he adjusted the trim at the first-floor windows so that they form a continuous ribbon as on the approved drawings. He modified the back chimney so that it tapers again. He removed the low roof flare (or pent) at the gambrel end on the back so that it matches the front. His details at the eaves are more similar to those at the existing house than those in the as-built condition. He added a flare at base of the shingled walls to match the existing and as was shown on the approved drawings.

However, he did not modify the as-built high gable at the one-story addition or the tall ridge at the gambrel addition.

Quaile noted that the owners would like to add a second set of French doors and windows off their kitchen along the back façade. HC members thought this was fine.

HC members requested that at the back, the second-floor dormer near the gambrel addition be cut back to the way it originally was, rather than have it extend all the way to the gambrel addition.

There was a discussion regarding how best to treat the existing bedroom egress windows at the second floor on the back façade where they are blocked by the new gable roof addition.

Quaile noted that none of the existing windows are original, but rather they are wood replacements from Olgivies Hardware and are in poor condition. The owners wish to replace them with Pella replacements.

At the gambrel addition, on the front façade Quaile suggested two 6/6 windows at the first floor, rather than a single 8/8 window.

JT commented on the delicate beauty of the original house, and asked that the chimney mass be lowered to reduce its mass and to help make it look more like the originally approved drawings.

HC members asked about removing the gable roof over the family room addition as it is so out-of-place. Members requested drawings to show other possibilities. SW and others prefer the delicacy of the flat roof design of the approved schematic drawings.

Quaile raised the possibility of widening the front entry door portico. He explained the steps need to be rebuilt, as they are in poor condition. Widening the portico would involve pushing the existing columns further apart, widening the stoop, rebuilding the portico roof at a lower angle, and re-locating the existing side windows. However, the front portico is in the front setback and this modification would require another request to the ZBA. The existing condition is more delicate, and most HC members agreed it should stay as is. The owners stated that they will not pursue this.

The Palladian window in the back of the gambrel addition has been purchased and all pieces are milled together. This will prevent it from looking like the window assembly in the approved drawings, which has a crown trim and appears more refined.

Members requested to see the tweaks and suggestions all drawn out, with the addition heights adjusted to the datums found today by Metrowest. Quaile will update and revise the elevations as discussed today, including options for the roof of the one-story addition at the back. It was noted that cladding will be cedar shingles and shutters are to be real wood.

SW reiterated that the HC hasn't voted to approve anything yet.

Attorney Nolan will submit tentative drawings by Monday for the next ZBA meeting. The HC will continue its review next Tuesday.

Neighbors: Lee Overall is interested in the outcome. Elly Pendergast is impressed by the compromises visible so far. She commends the work that attempts to bring back the integrity of the neighborhood.

Meeting adjourned at 2:23 pm

Respectfully submitted: Phyllis Halpern