

Members Present: Steve Wagner (SW), Kathryn Scadden (KS), John Thompson (JT), Henry Stone (HS), Alan Fobes (AF) Phyllis Halpern (PH)

Staff Present: John Field (JF)

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

Location: online

Link to Recording: <https://weston.vod.castus.tv/vod/?video=9a4a113b-3ddc-40fc-b79b-ec7390d8ed72&nav=programs%2FHistorical%20Commission%20-%20Weston%20MA>

SW called the meeting to order at 1:02 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 there was a lot of good progress at last week's meeting (4/2/21) on 300 Meadowbrook Rd. Since then, architect Quaile has modified drawings to show options with low hipped roofs at the back of the house on the one-story addition and at the mudroom roof. He has also provided updated 3-D renderings.

Quaile showed options illustrating views from the back. He noted that if the back roof is changed to a hip from a gable, the engineer will require a steel tube structural system to handle the thrust forces of the hip rafters. The two existing bedroom window openings would need to be raised unless the as-built ridge line of the one-story addition is lowered, whether the gable shape remains or whether the roof becomes a hipped roof.

Quaile relayed that the golf club will plant a maple tree at either of the Murphy's property line. The Murphys will provide a fence, hedge or grasses to prevent errant golf balls from traversing into their backyard. They also plan to plant a series of trees along the back property line.

JT stated that the hipped roof on the one-story addition is preferable because it reduces the massing.

Quaile then showed three versions of the back view of the house: one with the as-built gable roof over the family room, one that keeps the as-built plate height for the family room and adds a hipped roof structure over it, and the third that lowers the as-built plate height so the fascia of the family room can align with the adjacent fascias and then adds a hipped roof. This last version accentuates the horizontal band of windows along the back and also allows the existing original 2<sup>nd</sup> floor fabric and window openings to remain in place.

JT acknowledged that any modifications the HC requests are small compared with the larger one of accepting the tall mass of the as-built gambrel addition. HS noted the last two options are variations of a compromise. Which compromise can we live with? PH stated that the last option is the most historically appropriate because the new fascias would align with existing fascias and because it allows the existing 2<sup>nd</sup> floor fabric to remain in place. SW noted that the hipped roof calms down the scale of the house, doesn't accentuate the mass of the addition, and he would be okay with the middle option.

Motion

After much discussion, JT made a motion to go with the lower hipped roof that aligns the fascias and allows more of the existing 2<sup>nd</sup> story fabric to remain. AF seconded. SW voted no, while all others voted yes. (Passes 5 to 1).

JT had to leave the meeting at this point.

The Commission then discussed the General Notes on the drawings. These state that:

1. Unless otherwise noted, all exterior materials and details shall match the existing conditions to the best extent possible.

2. New clapboard siding shall be pre-primed red cedar, 4" to weather exposure, field painted finish, medium gray color.
3. New shingle siding shall be factory-stained eastern white cedar, 5" to weather to match existing coursing as manufactured by Mabec, SBS or equal, medium gray color.
4. As indicated on the drawings the white cedar shingle siding shall have woven outside corners with a flared bottom detail to match existing conditions.
5. All new trim and moulding shall be as shown on the drawings, painted white.
6. All new windows and French doors in the existing house and new additions shall be Pella Lifestyle Series, clad wood windows with 7/8 simulated divided lites, white exterior color.
7. All new fixed louver shutters shall be replaced in kind. All shutters shall have width equal to half of the window width, black color.
8. All new windows sills shall be Azek #7958 large historical sill profile or equal, painted.
9. In conversations with golf course superintendent and the Greens Committee, the Murphys are planning to plant 6 mature (3" diameter or greater) trees along the back property line. There will also be a hedge of sorts separating the property from the golf course. This ultimately to reduce the amount of golfers that just come walking on the property to retrieve their golf balls.

SW questioned note #7. He stated the shutters should be real wood and hung on hangers and with real catches at the bottom. This is a detail that will stand out and add to the historic character of the neighborhood especially on the Wellesley St. PH, AF & KS agreed that the shutters should be wood with real hardware on both the Wellesley St and Meadowbrook Rd facades.

PH noted that the composite decking is called for on the front porch decking. She questioned that as typically the Commission recommends real wood material on decking. Others did not mind composite decking.

The Commission then discussed the following drawings by Lincoln Architects, dated 4/7/202:

- SKA - 1 Proposed West Elevation (Wellesley St façade) with modifications regarding wood shutters with real hardware, noted no arched window in gambrel addition.
- SKA – 2 Proposed North Elevation (Meadowbrook Rd façade) with modifications regarding the shutters,
- SKA – 6 Proposed East Elevation (Back façade) noted no arched window in gambrel addition.

#### Motion

KS motioned to approve the above noted drawings. HS seconded this.

PH voted note, but all others voted yes. (Motion passed 4 to 1).

The co-chairs will write a letter to the ZBA describing the Commission's decisions.

Motion to adjourn by HS, seconded by AF. All voted yes.

Meeting adjourned at 1:44 pm

Respectfully submitted: Phyllis Halpern