

Members Present: Phyllis Halpern (PH), Steve Wagner (SW), Kathy Scadden (KS), Henry Stone (HS), John Thompson (JT)*, Ford Curren (FS)*

Staff Present: C. Zale (CZ)

*Joined meeting at 8:00pm

Attendees: Amy Baxter & Paul Galbraith, Anthony Polednak, Maureen Johnson, Trish Foss, Michael Collins, Rebecca Ely, Sam Slater, Lelia Elliston, Darren Gladeau, J Vanz

Location: online

Recording location: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/645a9cf66736da00081d4d07>

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

Agenda Item:

Public Comments: No Public Comment

2. Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summary on Page 3 - 6:

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| A. 109 Lexington St | Public Hearing to consider lifting demo delay: Public Hearing closed per applicant's request. Demolition Delay remains in effect. |
| B. 348 BPR | Public Hearing: Proposal Not Detrimental, No Delay |
| C. 6 Irving Rd | Public Hearing: Continued hearing to 5/30/23 |
| D. 317 Glen Rd | Initial Determination: Found <i>Significant</i> - Public Hearing 5/30/23 |
| E. 5 Concord Rd | Initial Determination: Found <i>Significant</i> - Public Hearing 5/30/23 |
| F. 263 South Ave | Initial Determination: Found <i>Significant</i> - No Delay |

3. Other HC Business:

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| A. <u>Consider Release \$78,390 in CPC funding for 71 Lexington St PDR (2018)- vote anticipated</u> | JT said he spoke with the owner recently and asked what he would like to do in regards to the Preservation Deed Restriction. JT said he did not hear back from the owner and suggested the Commission wait another month to see if the owner could respond. Commission agreed to wait. |
| B. <u>Case Estates Preservation Deed Restrictions- update</u> | PH said the Select Board and the Town Manager are preparing an RFP for the two lots at the Case Estates (the Rand House on one lot and Schoolhouse and Barn on the other). Two Preservation Deed Restrictions have been drafted. PH said there is a memorandum of understanding regarding conservation restrictions on both parcels. She stated that Con Com has also voted to include the potential allowance for grazing of animals at the property in the RFP for the sale of Parcel 4. |
| C. <u>DCR project to connect Weston Rail Trail into Waltham</u> | PH discussed that an organization, AHS Cultural Resource Management, has been hired to assess the connection of the rail trail from Weston into Waltham. There are several cultural assets along this trail that will be inventoried. |

- D. Eversource Transmission Line Consultation PH said that notice was received regarding the towers along the rail trail are going to be repaired/ replaced and that another organization that does cultural inventories that will be making sure nothing is damaged during this work.
- E. Preservation awards discussion SW said this item would be continued to the next meeting.
- F. 49 Concord Rd- work continuing toward saving the house- update PH said work is still in progress to find a way to save the house as well as to determine what the owners will put up for sale as they have recently had survey work done. JT said he had concerns that this was an expensive property for the owners to maintain. CZ said the owners have come before the Planning Board for an ANR- Approval not required plan- to subdivide the lot to sell a parcel that does not include the house. She said the Town Planner will be speaking to Town Counsel on whether or not this could be done while the house still exists.
- G. Town meeting – May 8 PH said the Commission had endorsed the Rhododendron Garden and asked if an HC member should speak at TM. HS noted this project is more about preserving Louisa's Wall and said he would speak up if this was not clear at Town Meeting.
- H. Celebrate Weston – May 20, 11am to 3pm SW said he and PH will be in attendance. The Fiske Law Office will be open and that brochures for cemetery tours will be passed out.
- I. Administrators concerns No update.
- 4. Treasurer's Report:** JT said he had not seen the receipts for the 4 marker applications. CZ clarified that the two new marker applications have been paid for, the two replacement marker fees have not been received yet but the owners will be submitting those checks. PH made a motion to approve the Marker Application deposits once the checks are received, HS seconded, all in favor.
- 5. Administrative Approvals: None**
- 6. Historic Marker Applications:** **713 Boston Post Road - 1840** – The Commission reviewed the application and photo. CZ noted that the homeowner had a question on the date of the house as they thought the house was built in 1920. The MACRIS form for the property did have two dates on it. SW said that Pam Fox will determine the date in her research. JT made a motion to approve the Historic Marker application. HS seconded, all in favor.
- 7. Approval of minutes:** HS made a motion to approve the minutes from 1/10/23 and 2/7/2023. JT seconded, All in favor.
- 8. Calendar** Next meetings: 5/30/2023, 6/27/2023
- 9. Adjournment:** Meeting adjourned 9:05pm

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	109 Lexington St MHC Form B	Public Hearing to consider lifting demo delay	N/A	1750-1795, Colonial Revival 2 ½ story	Total Demolition Request to Lift 12 Month Demo Delay	Public Hearing closed per applicant's request. Demolition still in effect.
		<p>Discussion: [Note: JT was not present for the discussion or vote.] SW recapped the previous meeting, on April 4th, when the Commission spoke with Architect Michael Wolfson about a replacement structure. Commission members had several comments and suggestions, and had expected to continue working with the owner to find a result that would satisfy both the owner and the Commission.</p> <p>Prior to the May 2 meeting, the owner requested to end the process and stated that they no longer wished to appear before the Commission on this matter. CZ stated that they had emailed her with this request. As a result, the Commission closed the Public Hearing.</p> <p>The 12-month delay period is still in effect. The Commission recommends that CSW continue working with the Commission and with the neighbors regarding a replacement structure. Gaining the Historical Commission's support on a project like this will help CSW during review by other boards.</p>				
		<p>Disposition: HS made a motion to approve the request to withdraw the application to lift the demolition delay for 109 Lexington St, noting the demolition delay is still in effect. KS seconded, all in favor.</p>				
B	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	348 BPR MHC Form B MHC Form A (Boston Post Road National Register Historic District)	Public Hearing	Amy Baxter & Paul Galbraith, O	1888, 2 ½ story Queen Anne	45 window replacements	Previously Found <i>Significant</i> . Proposal not detrimental, No Delay
		<p>Discussion: The Commission continued its discussion of a proposal to replace forty-five windows all around the main house as well as in parts of the carriage house at 348 Boston Post Road. The Commission previously determined that the property is <i>significant</i> as a substantial contributor to the Boston Post Road National Register Historic District.</p> <p>PH discussed a restoration firm in Waltham that could potentially do what is called "mechanical" restoration work. The owners stated they had reached out to the restoration firm but have not heard back and Mr. Galbraith shared his concerns about heating and energy efficiency.</p> <p>The Commission discussed the proposed replacement windows which would be custom white-exterior Harvey windows with exterior grilles on the glazing that will match the existing muntin pattern. The owners agreed to save and store the original old-growth sash for possible use in the future.</p>				

		<p>The owners agreed to continue trying to speak with a Waltham vendor and the Commission continues to advise that restoring these windows will be a better solution in the long term.</p> <p>Public Comment: Lelia Elliston, 263 South Ave, asked about non-vinyl window replacements and the approval process. HS discussed inserts versus full replacement windows and noted that vinyl is not a durable material.</p>				
		<p>Disposition: HS made a motion to approve the replacements and save the existing sashes, KS seconded. HS, KS, SW vote Yes; PH voted no. Motion passes.</p>				
C	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	<p>6 Irving Rd</p> <p>MHC Form A (Irving Road Historic Area)</p>	Public Hearing	Anthony Polednak, Or	1930, 2 ½ story saltbox style colonial revival	Total Demolition of house and garage	Previously Found <i>Significant</i> . Public Hearing continued 5/30/2023.
		<p>Discussion: SW recapped the initial determination meeting regarding the application for total demolition of the house at 6 Irving Rd.</p> <p>Since the Initial Determination meeting, debris and overgrowth of the property has been removed which has allowed better visibility and safety at the house. The appointed representative of the property, Mr. Polednak, has indicated that he has no plans to develop the property. Mr. Polednak stated that the appraiser said that a renovation was not economically feasible and there have not been any offers from buyers who want to renovate.</p> <p>The Commission made it clear that any decision made by the Commission regarding this application is not transferrable to a new owner if the house was sold.</p> <p>The Commission discussed the current state of the building, its condemned status, the non-conforming lot and the potential redevelopment of the lot in the future. The owner asked if the Commission members had looked at the damage to the inside of the property noting the structural damage. SW asked if the owner had marketed the property as is.</p> <p>Public Comment: Maureen Johnson, 8 Irving Rd, stated the owner died in the house and the house is a hoarding site and is very dangerous. She said she has spoken to builders regarding the non-confirming lot. Trish Foss, 4 Irving, said she appreciates that the trees have been removed but says the house is a hazard and an eyesore to the neighborhood.</p> <p>Continued Discussion: HS said he felt that the one-year delay was not feasible for this house. PH said that if a delay was imposed and a new owner came before the Commission, the Commission could assist the new owners in maintaining the character of the neighborhood and support their project before the ZBA. Mr. Polednak said that he would be having the house cleaned out in the near future. The Commission reviewed photos of and discussed the existing one car garage.</p>				
		<p>Disposition: PH made a motion that the one car garage is not significant and can be removed. HS seconded, all in favor. KS made a motion to continue the public hearing to 5/30. HS seconded. KS, HS, PH voted yes, SW voted no. The motion passes.</p>				

E .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	317 Glen Rd MHC Form B MHC Form A (Glen Rd National Register District) (Glen Rd Historic Area)	Initial Determination	N/A	1812, 2 Story Federal Style	Total demolition of house	Found Significant. Public Hearing Scheduled for 5/30/2023.
		<p>Discussion: SW discussed the MACRIS form for the property known as the Pratt-Wyman House, a Federal style home built in 1812. It is in a prominent location at the west end of the Glen Road National Register Historic District. The house retains much of its architectural character including the Italianate style bracketed door hood, double doors, and low hip roof. It is historically significant as one of Weston's remaining early 19th century farmhouses. The Commission reviewed photos of the house.</p> <p>The owners were not present at the meeting to discuss their application with the Commission.</p>				
		<p>Disposition: HS made a motion to find the house significant due the age and location in the historic area. KS seconded, all in favor. HS made a motion to bring the application to a public hearing on 5/30. KS seconded, all in favor.</p>				
F .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	5 Concord Rd MHC Form B	Initial Determination	Michael Collins, Ar S Slater, O	1930, 2 ½ Story brick Georgian Revival.	Addition	Found Significant. Public Hearing Scheduled for 5/30/2023.
		<p>Discussion: SW read the MACRIS form for the property built in 1930 and designed by local architect Harold B. Willis. This Georgian Revival home is a copy of a Virginia Plantation. It is a large brick house with a formal and symmetrical design comprised of a center section with a steep hipped roof, flanked by two slightly recessed wings. Each wing has a two-story hip-roofed section at the end and a connecting portion that is 1 ½ stories. The walls are brick with a Flemish bond pattern, the roofs are slate, and the windows on the ground floor are taller than those above. The house is set far from the street, but right in the Town Center.</p> <p>Michael Collins, Architect, discussed the proposed work which includes a single-story family room addition off the south side (rear) as well as an attached 3-car garage, mudroom, and lavatory off the south east (left side). Intended to appear like a later period addition/carriage house, this garage addition connects to the house with a low one-story link. All materials are proposed to match and complement the existing. The Commission discussed the design of the cross gable shown on the garage and made suggestions for the proposal.</p>				
		<p>Disposition: HS made a motion to find the house significant due to its age and architectural integrity. KS seconded, all in favor. JT made a motion to bring the application to a public hearing on 5/30. KS seconded, all in favor.</p>				
G .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	263 South Ave MHC Form B	Initial Determination	Lelia Elliston, O	1764, 2 Story Colonial	Window Replacements	Found Significant. Proposal Not

	Preservation Deed Restriction		Darren Gladeau, OR			Detrimental, No Delay.
		<p>Discussion: SW read the MACRIS form for the property: the house built in 1764 known as the Spring- Elliston House is one of Weston’s finest Colonial houses. It has a prominent location, well-preserved exterior and interior detailing, and picturesque landscape including stone walls, gardens and a barn. It is a two-story 5 X 1 bay central chimney house.</p> <p>SW noted there is a Conservation and Preservation restriction on this house and property.</p> <p>Darren Gladeau, the owners’ representative, discussed the proposal. The application is to replace 6 windows on the rear and side of the house. The windows will be replaced with new non-clad wooden windows that will be similar to the existing windows. The openings will not be changed. Mr. Gladeau noted the windows will be full replacements with simulated divided lites.</p> <p>The owner, Lelia Elliston, discussed that this portion of the house is not original to the 1764 building and that the interior storm windows are stained and allow moisture to get in.</p> <p>The Commission agreed that the windows were not original old growth windows; members were in accord with the proposed replacements.</p> <p>After the Commission voted in favor of the replacements, the applicant requested that an alternative to the submitted proposal be considered. Instead of replacing the 3 double casement windows on the side of the house with new casement windows, they may wish to use 3 double hung windows that fit the same window openings. Ms. Elliston stated that she preferred double hung windows and that they were less expensive than casement windows.</p> <p>Mr. Gladeau, discussed the appearance of double hung windows on the side of the house.</p> <p>SW requested a drawing of the double hung windows for review by himself and PH. The Commission determined that the changes requested in the application are allowed under the restriction in place.</p>				
		<p>Disposition: JT made a motion to find the house significant due to its age, condition, and connection to prominent Weston citizens. HS seconded, all in favor. HS made a motion to approve the window replacements. JT seconded, all in favor. There is no delay.</p>				
	Abbreviations	O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				