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- B. Modera- 751-761 BPR proposed project- MHC MOA – Appoint Working Group
- front door at the rear and commented on the garage addition encroaching on the views from the front. PH clarified the Commission had worked with the ZBA and others on this long term 40B project. The Commission provided recommendations to the ZBA which were incorporated into the Comprehensive Permit. Now MHC review has been triggered. MHC has that stated the proposed project “will have an adverse effect on the BPR National Register Historic District” but acknowledges there are no feasible alternatives for this 40B project. MHC has requested that the consultants for the developer create an MOA with the state and involving DEP and the Historical Commission. PH asked AA and HS to join her as part of a working group to provide comments and review the MOA. Commission members discussed the reason why this is happening now as the project has already had extensive review. PH said that the MOA had not been drafted yet. AA and HS said they would be willing to participate in the working group. JT made a motion to appoint the working group of AA, HS, PH. KS seconded. PH, MB, JT, HS, SW, KS, voted in favor. AA voted against. The motion passed in a non-unanimous vote.
- C. DCR-MCRT Wayside Weston to Route 117 Waltham
- PH said the Historical Commission had been sent information regarding the development of the rail trail from the Trestle bridge connecting into Waltham. PH will draft a response with comments on the project that will be circulated to the rest of the HC.
- D. Consider Release \$78,390 in CPC funding for 71 Lexington St PDR (2018)- vote anticipated
- JT said he had been in contact with the owners and that they had decided to pass on the Preservation Deed Restriction at this time. He stated that the owners had some concerns about some of the restrictions and items requiring approval which affected their decision. PH said maybe it might be possible for the consultant to redo parts of the PDR. KS said that many things had been added to the PDR that the new owners had not been expecting. AA asked if the Deed restriction were modified would it need to go back to Town Meeting. JT said he would speak with the owners again and see if they would be interested in a Preservation Deed Restriction if it could be revised. SW said he felt it would be better to return the money and proceed with the owners on a new PDR as the value of the property has changed since this initial PDR was done. AA agreed with SW. JT will reach out to the owners again to see if they may be interested in pursuing a new restriction.
- E. Preservation Awards- discussion
- JT suggested considering an award for Pam Fox for an award for all her work for the town. HS agreed. SW asked the Commission to consider a recent renovation or restoration project. AA asked CZ to send a reminder to provide their recommendations.
- F. Survey of Cultural Inventory for MHC – progress report
- PH said Pam Fox is completing a large batch of MACRIS forms for properties on the Cultural Inventory list. The forms will be sent the MHC and placed in the MACRIS database. Remaining items will be a few individual forms and a few area forms.
- G. Administrator’s concerns
- No update
- 4. Treasurer’s Report:**
- JT said the public notice advertisements are the major expense; he said that the Commission has spent a total of \$4,392 on public notices so far this year. PH asked if the \$440.00 invoice for the brochures for “Celebrate Weston” had been

included; JT said he needed to submit that to the finance department. There was a discussion of whether or not the Historical Commission was required under MGL to advertise their hearings in the paper and whether this requirement could be waived. The Commission discussed asking the Town for a larger budget for advertising.

HS made a motion to approve payment of the \$440.00 invoice for the cemetery brochures. JT seconded, all in favor.

- 5. **Administrative Approvals:** **18 Jones Rd- 1928-** Application to replace previously replaced windows in back.
46 Golden Ball Rd – 1920- Application to replace side door

6. **Historic Marker Applications:** **None**

7. **Approval of minutes:** AA made a motion to approve the minutes from 3/7/2023, 4/27/2021, 8/3/2021, 8/17/2021, 9/14/2021. KS seconded, All in favor.

8. **Calendar** Next meetings: 6/27/2023, 7/25/2023

9. **Adjournment:** Meeting adjourned at 9:08 pm

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	6 Irving Rd MHC Form A (Irving Road Area)	Public Hearing	Anthony Polednak, Or	1930, 2 ½ story saltbox style colonial revival	Total Demolition of house and garage	Previously Found <i>Significant</i> . Demo Delay not imposed.
<p>Discussion: SW summarized the previous meetings for a total demolition application for this 1930 saltbox style house. Previously, the Commission had determined the house is <i>significant</i>, due to its age and its contribution to the Irving Road Historic Area where it has sits prominently at the center of the block.</p> <p>Over the course of several months, debris and overgrowth at the property has been removed, greatly lessening safety concerns for the neighbors. Nevertheless, the house remains in severe disrepair, with a hole in the roof at the back side. The Commission discussed having viewed the house and property since the last meeting. The Commission discussed their jurisdiction over the house and any future replacement if the property was sold to a new owner with the house still standing. The Commission discussed the zoning of the property, the non-conforming lot, and the potential hurdles to build a new house. The owner’s representative, Mr. Polednak, said he did not intend to rebuild something new on the lot.</p> <p>AA and PH agreed that the Commission has an interest in what may replace this house if it were demolished and that the Commission would want to see what would fit in with the neighborhood.</p> <p>Mr. Polednak discussed the work he has done to make the property safer before listing it for sale.</p>						

		<p>Public Comment: Maureen Johnson, said she would like to see a new house that would fit in the neighborhood. She said she has been speaking to a potential buyer/builder about the potential difficulties to build a new house. Trish Foss, 4 Irving , said that if the house collapses it would hit her house and asked the Commission to let the owner tear it down.</p> <p>The Commission noted that this lot is non-conforming, and the house is pre-existing non-conforming and it is their understanding that if the house is torn down before the ZBA approves an appropriate replacement, it will be extremely challenging to build anything on the site.</p>				
		<p>Disposition: PH made a motion to impose a 12-month delay on the house, KS seconded. PH, KS, AA voted in favor. MB, JT, HS, SW voted against the motion. The motion for a demolition delay did not pass in a 4-3 vote against the motion.</p>				
B	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	<p>317 Glen Rd</p> <p>MHC Form B</p> <p>MHC Form A (Glen Rd National Register District) (Glen Rd Historic Area)</p>	Public Hearing	N/A	1812, 2 Story Federal Style	Total demolition of house	Previously Found <i>Significant</i> . 12-month demo-delay imposed.
		<p>Discussion: SW recapped the previous meeting for the house, built in 1812, where the house was found <i>significant</i> to Weston’s history and character. It is particularly important to the Glen Road National Register Historic District and marks the west edge of that district. Known as the Pratt-Wyman House, the low hip roof of the two-story 5 bay house is distinctively Federal in style. The “ell” shaped section is said to have been early 18th century, and may have been moved there from the northwest corner of Glen Road and Oak Street, perhaps when the main block was built. The present bracketed Italianate hood over the center entrance door and the 2/2 windows date to a mid-19th century remodeling. The house represents one of Weston’s remaining early 19th century farmhouses.</p> <p>The owners were not present at this meeting. CZ stated that they were unable to attend as they were out of the country. AA asked if the owners had provided plans for what they want to build; SW said they had not.</p> <p>The Commission discussed imposing the delay despite the owners’ absence. JT said if a delay is imposed, he wants the owners to know the Commission would like the opportunity to speak with them to see what they plan to do. CZ said that when the owners informed her that they would be unable to attend the meeting, she asked if they preferred the Commission to vote or to continue the hearing, the owners where unclear in how they wanted the Commission to proceed. The Commission discussed imposing the delay and may potentially wish to consider a preservation restriction with the owners. A delay would give the Commission time to talk with the owners.</p> <p>Public Comment: Adrienne Giske, noted the creek in the rear of the property and that the buildable footprint for the property would be very narrow.</p> <p>Chris Martin, 301 Glen Rd, noted that the lot is very shallow with the wetlands behind it. They said the other photos submitted by the applicant of homes in the neighborhood are not representative of the neighborhood, as most houses are early 1920s homes. They discussed the Glen Rd Historic Area.</p>				

		Disposition: HS made a motion to impose a 12- month delay on 317 Glen Rd. KS seconded, all in favor.				
C	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	5 Concord Rd MHC Form B	Public Hearing	Rebecca Elsy, Ar	1930, 2 ½ Story brick Georgian Revival.	Addition	Previously Found <i>significant</i> . Proposal not detrimental, No Delay
		<p>Discussion: SW recapped the initial determination meeting. The well-preserved original house at 5 Concord Road was built in 1930 and designed by architect Harold B. Willis. The center section is a copy of Westover Plantation in Virginia with a steep hipped roof. Symmetrical slightly recessed two-story hipped-roofed wings flank each side and are connected by sections that are 1 ½ stories. Materials include brick in a Flemish bond pattern and slate roofs. The windows on the ground floor are taller than those above. The house is set far from the street but close to Town Center. It is a <i>significant</i> example of Georgian Revival architecture in Weston.</p> <p>The proposed work 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). The garage addition connects to the original house via a low one-story link. Since the previous meeting, the architect has provided a drawing sa pent roof at the garage gable, allowing it to blend more seamlessly with the existing architecture. Rebecca Elsy, Architect, presented new plans and renderings of the clipped dormer. All materials are proposed to match and complement the existing.</p>				
		Disposition: JT made a motion that the proposal is not detrimental and approve the plans as presented. MB seconded, all in favor.				
	Abbreviations	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				