

Members Present: Phyllis Halpern (PH), Steve Wagner (SW), Henry Stone (HS), John Thompson (JT), Mara Burnett (MB), Al Aydelotte (AA)
Associate Member Present: Ford Curran (FC)
Staff Present: C. Zale (CZ)
Attendees: Leslie Glynn, Jim Polando, Mike Durand (Back Bay Development), Katy Finkenzeller (SV Design), Max Bazarov, Adrienne Giske

Location: online

Recording location: <https://imd0mxanj2.execute-api.us-west-2.amazonaws.com/ssr/watch/64a6e17787a24e0008b9e160>

SW called meeting to order @ 7:06pm and read an open meeting law disclaimer from the Governor regarding open meetings.

Agenda Item:

Public Comments: HS said the Friends of the JST organization has been reconstituted with the addition of 4 new members. Their intention is to make progress with the restaurant.

Jim Polando asked if the Commission had any additional comments for the Fire Station Study Presentation. He discussed an email that had been sent out for comment; the Commission noted they had not received any email. The Commission said they could provide comments through CZ once the information is shared.

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

- A. 1 Woodland Rd Initial Determination: Found Significant. Public Hearing Scheduled 7/25/2023

3. Other HC Business:

- A. Discussion with owner of 317 Glen Rd, 1812, Glen Rd National Register Historic District- Demolition Delay imposed on 5/30/23 Owners were not present. CZ will reach out to the owners to see which upcoming meetings they may be able to attend. SW reiterated the importance of this house architecturally, culturally, and historically. FC noted the house is also important because it helps to slow traffic due to its location by the road.
- B. Deaccessioning items in Brook School Basement to WHS and to first Parish – vote anticipated PH discussed 17 artifacts that the Historical Society would like to have in their possession and a few chairs that the First Parish Church would like. She said she will create a list of the items. FC said a few items could be going to the Barn Sale at Golden Ball Tavern. He said he would share photos of the items.
- C. Update to plans for 255 Merriam St house design for conformance with AARC Bylaw – per request by Planning Board SW recapped the previous discussion and that the owners have adopted some of the Commission's comments, but not all. The co-chairs decided to bring updated drawings before the whole commission again for review.
Developer Mike Durand walked through updated drawings of each elevation.
Leslie Glynn, abutter/ Planning Board Member, said the proposed azek railings need to be a matte finish and spaced to match the historical railings. Mr. Durand agreed with the suggestion.

Mr. Durand discussed the set back of the garage; the Commission found the appearance of the garage as viewed from the front elevation was acceptable.

There was a discussion of the decking material. HC and JT said they would prefer the deck materials to be fir and not synthetic material. The Commission and Mr. Durand agreed with using fir.

There was a discussion of the rear elevation and the roof pitch of the garage and the rear doors. Mr. Durand agreed to making minor adjustments to the rear and side elevation.

There was a discussion of the roof shingle color. Mike Durand said he would narrow down the color selection for review by the Commission.

PH asked about the historic pump house. Mr. Durand discussed refurbishing that had been done to the structure. Leslie Glynn requested an engineering report be done of the Pump House.

D. Consider Release
\$78,390 in CPC
funding for 71
Lexington St PDR
(2018)- vote
anticipated

JT recapped his outreach to the owners and that the owners do not feel comfortable with some of the restrictions. JT said he told the owners that if they wished to come back again for a preservation restriction it could take a few years. The Commission discussed the work that went into the original restriction and the fact that it would need to be updated if the owners had been interested in moving forward with it. HS made a motion to return the CPC funding, MB seconded. PH voted no; HS, JT, MB, and SW voted in favor of the motion. The motion passed.

E. Preservation
Awards- discussion

HS said he would submit his suggestion to CZ. JT suggested nominating Pam Fox, he also said he liked the idea of nominating a structure/project. HS suggested nominating Michael Harrity for his work on the Case Estates. SW asked everyone to send their suggestions to CZ.

F. Survey of Cultural
Inventory for MHC –
progress report

PH discussed the survey that Pam Fox has been working on. One batch of forms has just been completed, and there will be one additional batch to complete.

CZ gave an update from Stacy Spies on the Modern Architecture Survey: all photography has been completed and the timeline has been extended from the initial agreement due to delays in getting the final survey list together.

G. Administrator's
concerns

CZ asked if the Commission wanted to change the application form to indicate that sales rep cannot represent the homeowner. SW suggested noting that if the vendor plans to be the representative, that the owners need to attend as well. CZ will create a revised application form for approval.

4. Treasurer's Report:

JT gave an update and noted that a lot of money has been spent on the Boston Herald advertising. Currently the Commission is overbudget on the professional budget. JT said he would reach out to the Financial Committee and the Town Manager regarding options. This leaves no funds for Commission projects.

Motion by HS to approve a \$375 invoice (Painted Lady Sign Co. for 4 markers + shipping) from the Marker Fund and to approve a \$9,040.08 invoice (Pam Fox for 105 MHC Form B's + expenses) to be paid from the Article 2 Survey Fund. PH seconded this. All voted to approve.

5. Administrative Approvals: None

6. Historic Marker

Applications: None

7. Approval of minutes:

HS made a motion to approve the minutes from 3/20/2023 and 4/4/2023. MB seconded; All in favor.

8. Calendar

Next meetings: 7/25/2023, 8/22/2023

9. Adjournment:

Meeting adjourned at 8:34 pm

Respectfully submitted: Christine Zale

Demolition Delay Review Summary:

A .	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	1 Woodland Rd MHC Form A (Pinecroft Subdivision)	Initial Determination	Max Bazarov, OR	1933, Colonial Revival	Window Replacement	<p>Discussion: As a neighbor of the property SW recused himself. PH read details from the MACRIS for the Pinecroft Subdivision. The house at 1 Woodland Road is a 1933 Colonial Revival style structure located prominently in the Pinecroft Subdivision Historic Area where many houses of similar scale, setback, massing, materials, and style create a unity of place.</p> <p>This application proposes to replace window sash in 17 original window openings with vinyl Pella 250 series insert replacements. The Owner’s representative discussed the proposal for insert vinyl windows replacements with the same grill patterns. He stated the owners had issues with cold air coming into the house and energy efficiency.</p> <p>HS said it was hard to have a conversation on the project when the owners’ representative works for the window company. MB asked if the windows to be replaced were original; the owners’ rep said they were.</p> <p>Commission members strongly encourage restoration of the original existing windows, rather than replacing them. Restoration will remediate drafts and other issues. Adding low profile storm windows to the single-paned original windows will add energy efficiency similar to double-paned windows, but will minimally change the appearance.</p> <p>The Commission agreed that they needed to speak to the homeowners regarding the project. JT suggested a site visit with the owners.</p>
						<p>Disposition: JT made a motion to find the house significant due to its contribution to the historic neighborhood. HS seconded. HS, JT, MB, PH all voted in favor. SW recused himself. The motion passes. JT made a motion to bring the project to a public hearing with a site walk. MB seconded. HS, MB, JT, PH voted in favor. SW recused himself. The motion passes.</p>
	Abbreviations	O = Owner; OR = Owner’s Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				