

## **WESTON HISTORICAL COMMISSION**

### **Meeting Minutes**

Monday January 6, 2020 (Approved at 3/24/20 Meeting)

Weston Town Hall

**Members Present:** Phyllis Halpern (PH) Steven Wagner (SW), Al Aydelott (AA) Henry Stone (HS), Alicia Primer (AP), Al Fobes (AF) Kathy Scadden (KS)

### **Others Present:**

For 33 Bullard Rd: Paul Bevilacqua, Richard Pignataro

For 71 Concord Rd: Andria Mei, Eric Mei, Michael ?

For 823 Boston Post Rd: Robert Lockhart, Tom Timko, Helen Lockhart

For Birch Lane Project: Lisa Cukier, John Lathrop, Andrew Rostami

For 751-61 Boston Post Rd: Anand Boschin, Neema Chuiban, Debbie Horowitz, Mark Romanowicz

For JST: Adrienne Giske (AG)

7:00pm: PH called the meeting to order and asked for public comments: None

### **Demolition Delay Bylaw-Public Hearing-**

1. 33 Bullard Road-1920- Property considered Historically Significant at previous WHC meeting. Richard Bevilacqua, one of the owners, wishes to replace all existing windows, remove one chimney, add a family room and kitchen in back and add a two-level garage with living space above it at front. At previous WHC meeting suggestions were made by WHC. Mr Bevilacqua and his architect, Richard Pignataro of Pauli & Uribe Architects, incorporated most of those changes in revised drawings including changing from non-original double hung windows to wood French casements to fit the Tudor style of the house. The existing front door will have a small overhang, while the style, scale and materials (brick walls and slate roof) of the additions are in keeping with the original house. HS motioned to approve. KS seconded. All approved. No delay.

### **Demolition Delay Bylaw-Initial Determination-**

1. 71 Conant Road-1905- George Foote House, a coal and ice dealer whose shop was close to the RR tracks. AP motioned to determine house significant, as an intact, symmetrical hipped-roof Colonial Revival example with important local social history. Its front is visible from the street and the rear of the house is also important due to it being seen from Rail Trail. HS seconded. All approved. Commission did not vote on significance of existing garage at this meeting. Partial Demolition. Owner Andria Mei wishes to replace all windows, demolish garage, and add deck. Discussion included the value of keeping and repairing all original windows, where new windows are needed match as close as possible, avoid vinyl, repair as much of siding as needed and add similar new shingles where needed, roof materials, add new railing to back deck. If garage is to be replaced, members discussed appropriate scale and character of a new garage. Agreement made that owners would return on Feb 4 with photos of the garage and perhaps a new design along with more concrete plans and materials. Owners gave permission for WHC to walk the property, currently vacant. Public Hearing to be scheduled for Feb. 4th.

2. 823 Boston Post Road-1759 Owners Lockhart-Partial Demolition. AP motioned to determine house significant as it contributes to the Boston Post Road National Register Historic District, has a Preservation Deed Restriction and is an important intact Colonial house. KS seconded. All approved. Architect Tom Timko and Owners Robert and Helen Lockhart presented. Plans are to

add a small extension at rear to allow for reconfiguration of a staircase for better circulation. Interior changes will include the creation of an additional bedroom as well interior access to basement. All materials would match original. Discussion around Preservation Restriction. WHC will send copy of form B. Public Hearing to be scheduled Feb 4th.

### **Project Updates -**

1. Case House: HS reported construction going well. Open House soon. March move-in date.

2. JST: Henry Stone and Al Aydelott have been nominated and have volunteered to be non-voting WHC representatives at PBC construction meetings.

AG reported that letter of intent sent to contractor, insurance certificates in place. Historic New England issues resolved. Mass Architectural Board approvals. Reminder of Historical Society event re JST January 10.

### **CPC discussions**

1. Cemetery restoration- phase 3 requests of funds for "Repair of the Tombs at Central Cemetery, Repair of Stone Walls in both Farmers and Central Cemeteries, Repair of Iron Entrance Gates, and Project Management." SW reported that DPW has a new Parks and Cemeteries manager. Repair of tombs estimated cost \$35K. Stone walls and gates cost estimate TBD. SW suggested we ask CPC for \$75K. AP motioned to approve. KS seconded. All approved. Deadline for this application is Jan. 21st.

2. WAFI-Birch Lane. WAFI requested clarification of our thoughts on their last presentation because they would like our support for CPA funds. SW described their proposals:

1. Keep, renovate and add to the two historic cottages in existing locations but with new foundations and add a separate duplex building with two units at the end of the street.

2. Keep, renovate and add to the two historic cottages but move them back from road (away from right of way) and add a separate duplex building with two units at the end of the street.

A poll was taken among WHC members, and most expressed a preference, instead, to keep and renovate the historical homes and either keep them where they are or move them back, depending on the least site disturbance, but with NO NEW DUPLEX BUILDING. Neighbors were very pleased.

### **Follow -ups to HC business**

1. 751-61 Boston Post Road. The WHC has developed a memo regarding preservation priorities for the historic buildings on the site. It is based on a site visit by AA & HS and is to be sent to ZBA. Mark Romanowicz presented a version of the HC memo with Mill Creek's requested edits. He explained that until construction starts he will not know what historical features can be practically saved and if they could not be saved he didn't want to hold up construction for WHC approval. Mark's colleague, Lars Unhjem had added the word "reasonable" throughout the text and a discussion followed about the definition of the term and if it was at all needed. A lengthy discussion followed with the WHC passionately suggesting the developer keep as much as possible of the unique historical features such as fireplace surrounds, windows ( refurbish), single glass storm windows, and providing suggestions of how to address the developer's concerns, such as materials to add to foundation to cover concrete, low profile storm windows,

energy codes. Next steps: 1. Mark will edit and return DRAFT to WHC 2. WHC will add section about Barn to this memorandum. 3. WHC will inquire about need for Mass Historical Commission's approval for a Preservation Restriction.

2. De-accessioning project. We still have the upright Everett Piano in the JST Ballroom. Looking to place an ad for it on the Weston Facebook page.

3. HC administrative support. Dana Orkin, Assistant Town Planner and student will begin work for WHC. He will come to our Feb 4th meeting.

4. Burgoyne Elm site sign-. Replica to be ordered from Oulde Colony Signs. MDO material. White cedar posts. Finials. 4 brackets. DPW to install after town center project is completed. Cost about \$147. No need to show sign committee. AP motioned to approve. AA seconded. All approved.

5. 104 Boston Post Road status. Owner asked for extension to demo delay. Says might donate home to a charitable organization and wants time to ask tenants to leave.

6. 316 Wellesley Street. Administrative approval for PH and SW for roof asphalt and windows. The ZBA requirement written in 1996-97 for a preservation restriction unclear regarding process.

### **Treasurers Report**

1. Gift for use at Melone Homestead received from Anna Melone Pollack-. AP motioned to approve. AA seconded. All approved. Next step: to request permission for receipt from Select Board. PH to write a thank you note.

**Administrative approvals: NONE**

**Historic Marker Applications received: NONE**

**Meeting adjourned at: 9:27 pm**

(Minutes respectfully submitted by Kathryn Scadden)