

Members Present: P. Halpern (PH), S. Wagner (SW), A. Aydelott (AA), K. Scadden (KS), H. Stone (HS), A. Primer (AP), A. Fobes (AF)  
Staff Present: D. Orkin (DO)

Location: online

Attendees: See attached Demolition Delay Review Summary on Pages 2 & 3  
Adrienne Giske, (Friends of JST); Debbie Toppan, Weston High School Class of 1958; Jean Arturi, Manager of the Arts and Innovation Center; Jennifer Warner, Director of Weston Public Library

PH called the meeting to order at 7:00 pm and read an open meeting law disclaimer from the Governor regarding remote meetings.

**Agenda Item:**

1. **Public Comments:** None

2. **Demolition Delay Dispositions -- For details, see attached Demolition Delay Review Summaries on Pages 2 & 3:**

- A. 29 Derby Lane: Initial Determination: Found Significant, no delay pending chair's approval of one elevation.
- B. 28 Montvale Road: Initial Determination: Postponed because applicant has not yet closed on property. Continued to August 18, 2020.
- C. 99 Love Lane: Initial Determination: Found Significant, public hearing scheduled for August 18, 2020.

3. **Project Updates:**

- A. JST: Giske gave an update on the construction at JST. Showed progress pictures to the WHC. Work is focused on structural connections, leaching field & septic system, retaining walls, clearing fieldstones. Long-lead items are being ordered. The Barn floor is being reconstructed. The Connector floor area is being reframed. The Tavern basement is being rehabbed. There have been many surprises as the building has been opened up, including a cooking well down 18' below grade in the Tavern.

4. **Other HC Business:**

- A. OL Bench Discussion  
Debbie Toppan, representing WHS '58, reported that members of her High School class wish to donate a bench for the site of the Old Library. Warner stated that the Library Board of Trustees are pleased to have this and another donated bench there. Each will have a small plaque coordinated through the Weston 300 Committee. AA stated that there was a prior discussion to add a bench at the front where children could wait for their parents to pick them up. Also stated the terrace in the rear would be a good place. HS recommended putting one next to the large spruce tree. PH stated that the WHC can work with the donor, the AIC and other stakeholders to locate the benches. AIC will send the WHC a sketch of where the bench would go.
- B. 316 Wellesley Street  
PH stated that Eric Dray has started drafting the preservation restriction. The owner will coordinate a site visit for the WHC soon.
- C. 770 BPR Evaluation  
PH noted that John Field has written to the owner explaining his (the owner's) responsibilities during the demo delay period. WHC is still working to initiate the evaluation by Structures North Consulting Engineers who would assess the integrity of the house inside as well as outside. Field will coordinate with the Fire Chief to allow the evaluator access to the site.
- D. Alpheus Bigelow Jr. Law Office  
SW stated that the house at 3 Apple Crest Rd has been sold and he does not have contact to the new owner. He will send them a letter to try to reach contact.

- E. Sign Committee Update AP stated that they will meet with committees in the fall over Zoom.
- F. Weston Preservation Awards AP suggested that the WHC publicize the winner in the paper and on the town website. AA asked what the parameters for winning the award would be. SW suggested anything that is extraordinary regarding renovations. PH asked for someone to lead this initiative. HS offered to draft a description of criteria and goals.
- G. Outreach to Realtors KS stated that she is working with SW on a document that may be ready at the next meeting.

**6. Treasurer’s Report:**

DO stated that the 255 Merriam survey will be delayed until after town meeting. Stated that the budget for 2020 has been used up.

**7. Administrative Approvals:** 227 Ash St. - Replace the sash at four double hung windows on the second floor at the back of the house.

**8. Historic Markers:** None

**9. Approval of minutes:** HS moved to approve the minutes as noted for April 28, 2020 and June 23, 2020. SW seconded. All in favor.

**10. Calendar** Next meetings: August 18, 2020, September 15, 2020

**5. Adjournment:** AA moved to adjourn / HS seconded Vote: Unanimous Meeting adjourned 8:58 pm.

Respectfully submitted: Dana Orkin

**Demolition Delay Review Summary:**

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	<a href="#">29 Derby Lane</a> MHC Form B	Initial Determination	Ty Howton: O Drew Arias: D/C	2.5-story 1931 French Eclectic style with 1989 ren-ovations. It is known as the J. Langdon and Florence Sullivan House. Designed by important local architect, Harold Graves and his partner Thomas Epps.	Enclose a 3-season porch and enclose a farmer’s porch.	Found Significant, no delay pending approval of one elevation by cochairs.
<p><b>Discussion:</b> Built in 1931 the French Eclectic style home known as the J. Langdon and Florence Sullivan House was designed by Harold Graves with wood framing and stucco as inspired by French chateau and country architectural styles. The house is notable for its period detail and European flavor.</p> <p>Howton chose to discuss the proposal at the Initial Determination. He referred to drawings dated 7/20/2020. He is proposing to enclose a 3-season porch on the south-facing side, and to replace an open farmer’s porch with a mudroom on the north-facing side, while keeping the same design character. AP was concerned that the proposed mudroom windows did not match the uniformity of the existing house. Howton and Arias will resubmit a new elevation with the windows repositioned.</p>						

		<b>Disposition:</b> SW moved to consider the house significant based on its architectural character and style as well as its history. AP seconded. All in favor. AA moved to assign the final review of the mudroom windows to the chairs of the WHC administratively and that no delay is imposed. AP seconded. All in favor.			
<b>B. Location and Documentation</b>	<b>Process</b>	<b>Applicant(s) Present</b>	<b>Building Data</b>	<b>Proposed Demolition</b>	<b>Notes</b>
	<a href="#">28 Montvale</a> MHC Form A.	Initial Determination	John and Erin O'Neil: O	2-story 1942 Colonial Revival with 1969 renovations. In the Pinecroft Subdivision Historic Area.	Total Demolition
	<p><b>Discussion:</b> The house is a 1942 colonial revival with 1969 renovations and is located in the Pinecroft Subdivision Historic Area. SW agreed with AP that this home is significant contributor to the Pinecroft Subdivision. It is a good and intact example for why the Area was created. Others concurred.</p> <p>However, because the O'Neil's do not yet own the house. the WHC chose to withdraw their motion of significance until a review next month.</p> <p><b>Disposition:</b> AP moved to consider the house <b>Significant</b>. SW seconded. All approved. AP moved to withdraw the motion of significance. AA seconded. All in favor.</p>				
<b>C. Location and Documentation</b>	<b>Process</b>	<b>Applicant(s) Present</b>	<b>Building Data</b>	<b>Proposed Demolition</b>	<b>Notes</b>
	<a href="#">99 Love Lane</a> MHC Form B	Initial Determination	Tyler and Lauren Burns: O Monika Pauli: A	2.75-story 1929 Tudor style home with 1969 renovations. In the Love Lane Historic Area.	Additions and window replacements
	<p><b>Discussion:</b> The tudor style home was built in 1929 with 1969 renovations, and is located in the Love Lane Historic Area. The house is unique for its style in Weston, is intact and is a good example of an early 20<sup>th</sup> century building on the street.</p> <p>The Burns chose to discuss the proposal at the Initial Determination. They referred to drawings by Pauli &amp; Uribe Architects, dated 6/19/2020. Burns proposed to add a single-story addition at the rear, build above the existing garage, change the existing garage into living space, add an adjacent garage, build 3 small dormers in the rear and reconfigure the front door composition. The proposal will need a special permit from the ZBA. HC members complemented the drawing set. However, AP thought that neither the cupola nor the new garage doors match the historical character of the home. HS stated that the detailing around the garage doors needs some work to match the style of the home. Burns thought that the existing wood windows may not be restorable since they are in poor shape, but that they will investigate the HC's webpage on the benefits of restoring original windows. AA asked to see building sections and a roof plan at the next meeting to show how the roofs intersect.</p> <p><b>Disposition:</b> AP moved to find the house <b>Significant</b>. KS seconded. All in favor. AP motioned to schedule a public hearing for August 18, 2020. AA seconded. All in favor.</p>				
<b>Abbreviations</b>	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				