

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

Location: online

Attendees: See attached Demolition Delay Review Summary on Pages 2, 3 & 4  
Adrienne Giske, (Friends of JST);

SW 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 & 4:**

- A. 99 Love Lane: Public Hearing: No delay
- B. 28 Montvale Road: Initial Determination: Found Significant, public hearing scheduled for September 15, 2020.
- C. 189 Merriam Street: Initial Determination: Found Significant, public hearing scheduled for September 15, 2020.
- D. 50 Byron Road: Initial Determination: Found Significant, public hearing scheduled for September 15, 2020.
- E. 405 North Ave: Initial Determination: Found Significant, public hearing scheduled for September 15, 2020.

**3. Project Updates:**

- A. JST: Giske gave an update on the construction of JST. Structural work is ongoing for the slab in the Connector. Front wall of the Connector had to be removed and new footings are underway there. The existing rubble wall at the back had to be stabilized after it was undermined. A ramp to connect the dining room floor to the kitchen floor, which is about 27" higher is being studied. Retaining walls are 30 – 40% done. Other work is progressing.
- B. OL Bench Discussion: AA stated that representatives from HC, Permanent Building Committee, WAIC, Friends of JST and Town Planner have figured out where the two benches will go (flanking either side of the path that runs between the OL and JST) and what they will look like (granite seat and legs).

**4. Other HC Business:**

- A. Cemetery Restoration Phase III: This will be Article 21 at upcoming Town Meeting. Selectman have put it in a Consent Agenda. SW stated that he doesn't think there will be a presentation at the Town Meeting. SW stated he will provide a presentation to Weston Media.
- B. 316 Wellesley Street: DO stated that he still needs to schedule a site visit with the owner.
- C. 770 BPR Evaluation: PH stated that the fire chief is on board with the inspection. DO and PH will coordinate an inspection with the Fire Chief, Structures North engineer, and owner.
- D. Alpheus Bigelow Jr. Law Office: SW contacted the new owners of 3 Applecrest and stated that they want to renovate the house. He will schedule a time for HC chairs to meet them at the site.
- E. Weston Preservation: HS showed a summary of the procedures different towns use for preservation

Awards award nominations. After discussions, it was decided that each Commission member will think of 3 past owners/projects which could be considered for the award and will send a list to DO to tabulate.

F. Outreach to Realtors KS presented guidelines that she and SW wrote to provide information that realtors need to know about historic homes. It was agreed that HC members should make edits and suggestions

**5. Treasurer’s Report:**

PH stated that AF mentioned that there was an additional \$139.34 that needed to be encumbered for an Existing Conditions Surveys, Inc. The finance director for the town is processing this request.

**6. Administrative Approvals:** 95 Summer St – 1927 – Owners Mintz/Mullinax – Application to replace several non-original windows/doors to match main house as part of an interior remodel, no footprint change.

**7. Historic Markers:** None

**8. Approval of minutes:** AP moved to approve the minutes as noted for July 21, 2020. HS seconded. All in favor.

**9. Calendar** Next meetings: September 15, 2020, October 13, 2020

**10. 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="#">99 Love Lane</a> MHC Form A	Public Hearing	Tyler and Lauren Burns: O Monika Pauli: A	2.75-story 1929 Tudor style home with 1969 renovations. In the Love Lane Historic Area.	Partial Demolition: Additions (window Replacements are no longer part of application)	No delay
<p><b>Discussion:</b> House was determined significant at Initial Determination on 7/21/20. Proposed 1<sup>st</sup> floor changes include changing the existing garage into a new kitchen with bay extensions in the front and back, removing the existing back mudroom, attaching a sunroom/greenhouse addition along the back and adding a 1 story garage at an angle on the south end. Work on the 2<sup>nd</sup> floor includes an addition above the new kitchen area. At the attic, changes include 3 dormers on the back. Exterior materials are brick, stucco and half timbers, and a slate roof to match the existing. Since the last meeting, the existing front door will be retained and 2 dormers are added to the garage roof to break up its mass. New windows will be wood (Marvin) and existing windows, not affected by the work, will be retained.</p> <p>Drawings are by Pauli &amp; Uribe, dated 8/17/2020. The HC thanked the owners and architects for their well-integrated design choices and thoughtful preservation orientation.</p> <p><b>Disposition:</b> HS moved to find the changes not detrimental. KS seconded. All in favor.</p>					

<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	Found Significant, public hearing scheduled on 9/15
<p><b>Discussion:</b> The house appears to be intact. Its scale, massing, materials, style and detailing exemplify houses built in this Subdivision. AP stated that the prominent location of the home on Montvale, its colonial revival architectural detail, the fact that it is a survivor in a neighborhood that has seen many changes and its contribution to the Historic Area all make it historically significant. AA agreed that it is classic colonial revival. A note was made of its unique front door composition. DO will schedule a site visit before the next meeting.</p>					
<p><b>Disposition:</b> AP moved to find the house <b>Significant</b> because of its intact architectural detail, its representation of colonial revival character and its context within the Historic Area. PH seconded. All in favor. AP motioned to schedule a public hearing for September 15, 2020. HS 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="#">189 Merriam St.</a> MHC Form A	Initial Determination	Kenny Patey: O Julian Colarusso: C David Connolly: attended the meeting with interest in owning the home in the future. (add below)	2-story 1917 Colonial Revival with 1964 renovations. In the Silver Hill Historic Area and Silver Hill National Register Historic District	Total Demolition of house and garage	Found Significant, public hearing scheduled on 9/15
<p><b>Discussion:</b> Though it is set at the end of a long driveway, the house is visible from Merriam St. It contributes to both the Historic Area and National Register District. It is a good example of a vernacular Victorian style house built in the area and it seems to be intact, with "good bones." HS stated that the location and architectural style make it historically significant. AA said that if its architectural details (i.e. rake frieze, corner boards, etc.) were restored its character would be enhanced. It was noted that both the structure and the lot are non-conforming. David Connolly attended the meeting with interest in owning the home in the future. Since there are no pictures of the garage, the Commission was not able to determine its significance at this meeting. An initial determination on the garage will be held next month. DO will schedule a site visit before the next meeting.</p>					
<p><b>Disposition:</b> PH moved to find the house <b>Significant</b>. based on its age, character and contribution to the Historic District and Historic Area. HS seconded. All in favor. AP motioned to schedule a public hearing on the house for September 15, 2020. HS seconded. All in favor.</p>					
<b>D. 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="#">50 Byron Road</a> MHC Form B	Initial Determination	Steve Duplessie: O Sal Bertone: C	1.75-story 1916 fieldstone home with 1999	Partial Demolition: Replace existing	Found Significant, public hearing

			renovations. Originally built as garage for the Charles Dean Estate.	sunroom and kitchen	scheduled on 9/15
<p><b>Discussion:</b> The house is one of the three remaining buildings from the Charles Dean Estate and was originally built as an automobile garage. It was converted into a residence in the 40's or 50's. The field stone base has three large arched openings across the front. Above it is a wide shed dormer with three windows. There are low extensions to the sides. The house is important connection to Weston's estate past and has a vernacular style.</p> <p>After a discussion of significance, the owner chose to show his proposal to replace the existing sunroom and add an addition at the rear. He stated that he is not modifying the existing main portion of the house, nor on the additions to the right. He noted additions materials will match the existing, including stonework at the base. SW noted that the house has already had several eclectic additions. AP stated that since the application involves significant additions this should be brought to a public hearing.</p>					
<p><b>Disposition:</b> AP moved to find the house <b>Significant</b> due to its unusual and intact stone composition, and historical relevance to the Charles Dean Estate. AA seconded. All in favor.</p> <p>HS motioned to schedule a public hearing on the house for September 15, 2020. KS seconded. All in favor.</p>					
<p><b>E. Location and Documentation</b></p>	<p><b>Process</b></p>	<p><b>Applicant(s) Present</b></p>	<p><b>Building Data</b></p>	<p><b>Proposed Demolition</b></p>	<p><b>Notes</b></p>
<p><a href="#">405 North Ave.</a> MHC Form A</p>	<p>Initial Determination</p>	<p>Kyle Xue: A Yanping Liu and Yunheo Li: O</p>	<p>2-1/2 story 1903 Colonial revival with 1989 renovations. In the North Village Historic Area</p>	<p>Total Demo of garage and barn; Patial Demo of house: Addition</p>	<p>Found Significant, public hearing scheduled on 9/15</p>
<p><b>Discussion:</b> This gable front 1903 farm house has a one-story porch on a rubble foundation across its front. A turn-of-the-century barn with a later attached garage sit several yards to the north of the house. The site is quite flat and all 3 structures are visible from the street. They make an important contribution to the Historic Area.</p> <p>The proposal is to demo the garage and barn while adding an addition to the existing home. DO stated that the PB could ultimately deny or approve the proposed modification of the home based on the 2009 Flexible Subdivision Special Permit. Stated that the applicants would like to work with the Historical Commission to determine if they would vote favorably on their proposal before they go before the PB. HS stated that the barn is significant as barns are disappearing. AP stated that the house and barn complex, as recent remnants of our agrarian past, make it even more important. However, as AA clarified, any decision the Commission makes regarding this house is advisory only; the PB has authority by its Special Permit.</p>					
<p><b>Disposition:</b> HS moved to find the garage, barn, and home <b>Significant</b> as individual structures and as a group for their historical and agrarian character, and for their contributions to the Historic Area. KS seconded. All in favor.</p> <p>HS moved to schedule a public hearing on the garage and barn for September 15, 2020. KS seconded. All in favor.</p>					
<p><b>Abbreviations</b></p>	<p>O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor</p>				