

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

Location: online

Attendees: See attached Demolition Delay Review Summary on Pages 2-5
Adrienne Giske, (Friends of JST);

SW called the meeting to order at 7:02 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 2-5:

- A. 28 Montvale Road: Public Hearing: Continued to October 13, 2020
- B. 189 Merriam Street: Public Hearing: Continued to October 13, 2020
- C. 50 Byron Road: Public Hearing: Not detrimental, no demo delay.
- D. 405 North Ave: Public Hearing: Continued to October 13, 2020.
- E. 420 Concord Road: Initial Determination: Found significant, public hearing scheduled for October 13 2020.

3. Preservation Restriction Discussions:

- A. 118 Conant PH stated that the owner wants to finish the interior of the small barn as a play house. Stated that it was not a restricted use in the preservation restriction.

4. Project Updates:

- A. JST: Giske gave an update on the construction of JST. She showed pictures of ongoing work for footings, foundations, the septic system, and a utility tunnel. Project is scheduled to be finished 9/21 but there is anticipation that this may be delayed until early '22.

5. Other HC Business:

- A. Cemetery Restoration Phase III SW reported that CPC funding was passed at Town Meeting on 9/12 as part of the Consent Agenda.
- B. 316 Wellesley Street deed restriction – Joel Smith House, c 1773 PH stated that Eric Dray has begun writing the restriction, as previously authorized and as mandated by a 1998 variance. Stated Eric was taken aback by the size of the addition & amount of changes, and that Mass Historical Commission may judge that the house fails their standards for a restriction. He recommended using MHC's boiler plate language without reference to MGL Ch. 184, section 31. Rather than a restriction in perpetuity, the length of time could be 30 years, with ability to renew it in 20 years. WHC members asked whether a 50 year or longer restriction is possible? PH will recommend Eric Dray to continue writing the preservation restriction, and can give an update at the next meeting.
- C. 770 BPR Evaluation DO will ask the owner when the Structures North engineer can conduct a structural assessment/evaluation by drone or robot. SW will help communicate with the owner.
- D. Alpheus Bigelow Jr. Law SW and PH met with the new owner who is interested in preserving the law

Office (at 3 Apple Crest Rd.) office & provided him with Pam Fox’s contact information. The building is in decent condition inside. Discussions (possibly for a CPC funded preservation restriction) to resume in the future.

E. Weston Preservation Awards SW recalled that each Commission member would submit three nominations for the award. Stated that parameters still need to be clarified. HS pointed out from his research that other towns request public nominations for an award, but we can keep ours “in-house” at least for a start. While SW stated that he thought it should be for a certain house project reviewed by the Historical Commission, AA noted that certain personalities should also be recognized for preservation work. All agreed that Commission members will send DO three nominations before the next meeting, so that he can tally them on a spread sheet for discussion.

F. Outreach to Realtors: Guidelines DO will send the latest revision of realtor guidelines to the WHC.

G. CPA Applications Applications due 9/21/20 at 5 pm.

6. **Treasurer’s Report:** AF stated FY 21 budget was passed at the Town Meeting but we haven’t spent any money yet.

7. **Administrative Approvals:** 348 Boston Post Rd. – 1818 – BPR National Register Historic District – Owner: Galbraith – Application for repairs to front porch including replacements of columns.

8. **Historic Markers:** None

9. **Approval of minutes:** AP moved to approve the minutes as noted for August 18, 2020. HS seconded. All in favor.

10. **Calendar** Next meetings: October 13, 2020; November 10, 2020

11. **Adjournment:** HS moved to adjourn / AA seconded Vote: Unanimous Meeting adjourned 8:54 pm.

Respectfully submitted: Dana Orkin

Demolition Delay Review Summary:

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
28 Montvale MHC Form A.	Public Hearing	John and Erin O’Neil: O Nancy Allison: A	2-story 1942 Colonial Revival with 1969 renovations. In the Pinecroft Subdivision Historic Area.	Total Demolition	Public hearing to be continued to 10/13
<p>Discussion: House was determined significant at Initial Determination meeting on 8/18/20. WHC members held a site visit at the property on 8/26/20. Allison stated that the existing house has 3 problems that make it difficult to renovate: 1. Structure is a slab on grade without proper moisture barrier resulting in observed mold (a health issue difficult to mitigate). 2. Materials in home have deteriorated due to excess moisture. 3. Existing ceiling heights are low (7’-4” downstairs and 7’ upstairs.). Owners would like to build a modest replacement home, keeping the characteristics of the Pinecroft Subdivision: the scale, setback & massing that are the fabric of the neighborhood.</p> <p>The proposal is a dormered two-story house with a front porch and garage in the back. The house would have wood siding with corner boards. SW and HS applauded the size,</p>					

	<p>massing, scale and siting of the proposed home. SW, AP & AA noted that the drawings are still schematic, and need more details including material decisions. O’Neil requested a continuance of the public hearing to provide more complete drawings for the next meeting.</p> <p>Neighbors:</p> <ul style="list-style-type: none"> •Dick and Kathy Floyd, 23 Pinecroft Road, stated concerns about the driveway being so close to their property. PH recommended that the O’Neils show the survey plan to the Floyds. •Doug and Lisa Marquis, 45 Montvale, had no concerns with the proposal. •Lewis Malaver, 9 Montvale, had no concerns with the proposal. <p>Disposition: AP moved to continue the public hearing to October 13, 2020. HS seconded. All in favor.</p>				
<p>B. Location and Documentation</p> <p>189 Merriam St. MHC Form A</p>	<p>Process</p> <p>Public Hearing for house</p>	<p>Applicant(s) Present</p> <p>Mike MacPherson: O rep. Emmett Finocche: Attorney Paul Lessard: A Julian Colarusso: C</p>	<p>Building Data</p> <p>2-story 1917 Colonial Revival with 1964 renovations. In the Silver Hill Historic Area and Silver Hill National Register Historic District</p>	<p>Proposed Demolition</p> <p>Total Demo (verbally changed to Partial Demo with Addition)</p>	<p>Notes</p> <p>Public hearing to be continued to 10/13</p> <p>Discussion: House was determined significant at Initial Determination meeting on 8/18/20. WHC members held a site visit at the property on 9/9/20. David Connolly attended the meeting with interest in owning the home in the future. Mike MacPherson, listing agent and designated representative for Kenny Patey, owner stated that the intent would be to improve the property by constructing an addition of about 2000 sf. They appreciate that the existing house is significant, and they would want to “keep its integrity” and add to it, rather than demolish it. Stated that they were only looking for clarity at this time.</p> <p>AA noted this is a nonconforming lot on a scenic road, so process will involve going before ZBA. If the project is for a new house Planning Bd review will also be required. Others expressed value in keeping the existing house. HS recommended that they consider restoration of original details, perhaps hidden under siding of the house. PH noted design challenges due to existing siting. Finocche asked for a continuation to the next meeting where they will present architectural plans. SW also requested that the “team” consider clarification that they will proceed under the current ownership, as otherwise the application must be reissued.</p> <p>Neighbors:</p> <ul style="list-style-type: none"> •Andrew Chase, 198 Merriam St. asked whether addition size includes garage. SW stated that there are no plans to review yet. •Linda Kobierski and Jonathan Eagle, 185 Merriam St., stated that they are neighbors who are interested in the updated plans. •Lauren and Ray Edelman, 181 Merriam St., stated that they would like to see the new proposal as well. <p>Disposition: AP moved to continue the public hearing to October 13, 2020. AA seconded. All in favor.</p>
<p>C. Location and Documentation</p>	<p>Process</p>	<p>Applicant(s) Present</p>	<p>Building Data</p>	<p>Proposed Demolition</p>	<p>Notes</p>

<p>50 Byron Road MHC Form B</p>	<p>Public Hearing</p>	<p>Steve Duplessie: O Sal Bertone: C</p>	<p>1.75-story 1917 fieldstone home with 1999 renovations. Originally built as garage for the Charles Dean Estate.</p>	<p>Partial Demolition: Replace existing sunroom and kitchen</p>	<p>No delay</p>
<p>Discussion: House was determined significant at Initial Determination meeting on 8/18/20. Duplessie presented plans by Konosky Assoc. showing replacement of an existing sunroom on the left side with a long kitchen extending toward the back. Adjacent to the new kitchen would be several additional spaces also extending toward the rear. The addition will buttress up to the back of the original structure, but the front of the main block of the existing house will remain untouched. Proposed materials for the addition are to match existing cut stone veneer base with stucco veneer above.</p> <p>Neighbor:</p> <ul style="list-style-type: none"> • Chuck Meyers, 67 Byron Road, stated he is in full support of the proposal. <p>Disposition: HS moved to find the changes not detrimental. KS seconded. All in favor.</p>					
<p>D. Location and Documentation</p>	<p>Process</p>	<p>Applicant(s) Present</p>	<p>Building Data</p>	<p>Proposed Demolition</p>	<p>Notes</p>
<p>405 North Ave. MHC Form A</p>	<p>Public Hearing</p>	<p>None</p>	<p>2-1/2 story 1903 Colonial revival with 1989 renovations. In the North Village Historic Area. Subject of Planning Bd Special Permit</p>	<p>Total Demo of garage and barn; Partial Demo of house: Addition</p>	<p>Public hearing continued to 10/13</p>
<p>Discussion: House was determined significant at Initial Determination meeting on 8/18/20.</p> <p>DO reported that the owners have requested to continue the public hearing to the next scheduled Historical Commission meeting as their plans are not ready for review.</p> <p>Disposition: HS moved to continue the public hearing of 405 North Avenue to the October 13, 2020 meeting. AF seconded. All in favor.</p>					
<p>E Location and Documentation</p>	<p>Process</p>	<p>Applicant(s) Present</p>	<p>Building Data</p>	<p>Proposed Demolition</p>	<p>Notes</p>
<p>189 Merriam St. MHC Form A</p>	<p>Initial Determination of Garage</p>	<p>Mike Macpherson: O rep. Emmett Finocche: Attorney Paul Lessard: A Julian Colarusso: C</p>	<p>1 car, 1 story garage. In the Silver Hill Historic Area and Silver Hill National Register Historic District</p>	<p>Total Demo</p>	<p>Found <i>Not significant</i></p>
<p>Discussion: Buildings have chicken coops on the far side.</p>					

	Disposition: AA moved to find the garage and chicken coops not significant. HS seconded. All in favor.				
F. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
420 Concord Road MHC Form B	Initial Determination	None present	1.5-story 1899 board and batten barn	Total Demo of barn	Found <i>significant</i> , public hearing scheduled
<p>Discussion: This is a large barn built in 1899 thought to have replaced an original 1878 barn that burned down. The existing structure is a 1.5 story board and batten barn with large wood sliding doors. The barn has a fieldstone foundation with an entry on the east side into the crawl space underneath the main floor. It is associated with one of Weston's early Colonial houses. The barn enhances the pastoral quality of the site.</p> <p>The barn sits adjacent to neighbor's driveway. From photos it appears that a portion of the barn has collapsed, a case of demolition by neglect. DO stated that the neighbor reached out first with safety concerns, and then the owners, Andy and Pam Martin, followed up with the demo application.</p> <p>AA noted that this was a spectacular barn. Discussion of demolition by neglect problem, even if this is not intentional. Agreement to bring this to a public hearing to discuss options for the building with the owners.</p>					
<p>Disposition: AP moved to find the barn <i>Significant</i> because of its age and scarcity. HS seconded. All in favor. HS motioned to schedule a public hearing for October 13, 2020. AF seconded. All in favor.</p>					
Abbreviations	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				