

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

Link to Recording: <https://weston.vod.castus.tv/vod/?video=abccdcb-1567-443c-89e7-871c9ea8ad49&nav=programs%2FHistorical%20Commission%20-%20Weston%20MA>

Attendees: See attached Demolition Delay Review Summary on Pages 2-6  
Adrienne Giske, (Friends of JST);

SW called the meeting to order at 7:04 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 2-6:**

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|------------------------|--|
| A. 28 Montvale Road:   | Public Hearing: Not detrimental, no demo delay imposed.                              |
| B. 189 Merriam Street: | Public Hearing: Continued to November 10, 2020                                       |
| C. 405 North Avenue:   | Public Hearing: Continued to November 10, 2020                                       |
| D. 420 Concord Road:   | Public Hearing: No demo delay imposed.   |
| E. 416 Conant Road:    | Initial Determination: Found Significant, public hearing scheduled November 10, 2020 |
| F. 12 Granison Road:   | Initial Determination: Continued to November 10, 2020                                |
| G. 1 Derby Lane:       | Initial Determination: Found Significant, public hearing scheduled November 10, 2020 |
| H. 10 Maple Street:    | Initial Determination: Found Significant, no delay imposed.                          |
| I. 67 Oxbow Road:      | Initial Determination: Found Significant, no delay imposed.                          |

3. **Preservation Restriction Discussions:**

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|------------------------|--------------------------------------|
| A. 699 Boston Post Rd. | Discussion continued to next meeting |
| B. 316 Wellesley St.   | Discussion continued to next meeting |

4. **Project Updates:**

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| A. JST: | Discussion continued to next meeting |
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5. **Other HC Business:** All discussions continued to next meeting

- A. Signage Guidelines
- B. 770 BPR Evaluation
- C. Weston Preservation Awards
- D. Outreach to realtors
- E. Survey of Modernist structures

6. **Treasurer's Report:** Discussion continued to next meeting

- 7. **Administrative Approvals:** Discussion continued to next meeting
- 8. **Historic Markers:** None
- 9. **Approval of minutes:** Continued to next meeting
- 10. **Calendar** Next meetings: October 27, 2020; November 10, 2020
- 11. **Adjournment:** AP moved to adjourn / AA seconded Vote: Unanimous  
Meeting adjourned 10:08 pm.

Respectfully submitted: Dana Orkin

**Demolition Delay Review Summary:**

A. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p><a href="#">28 Montvale</a> MHC Form A.</p> <p>Pinecroft Subdivision Historic Area.</p>	<p>Public Hearing</p>	<p>John and Erin O’Neil: O Nancy Allison: A</p>	<p>2-story 1942 Colonial Revival with 1969 renovations.</p>	<p>Total Demolition</p>	<p>Previously found Significant. No delay imposed.</p> <p><b>Discussion:</b> House was determined significant at the Initial Determination meeting on 8/18/20. WHC members held a site visit at the property on 8/26/20. WHC reviewed schematic drawings at a Public Hearing on 9/15/20, but continued the Public Hearing until tonight to allow the architect to further develop the drawings. Owners would like to build a modest replacement home, keeping the characteristics of the Pinecroft Subdivision: the scale, setback &amp; massing that are the fabric of the neighborhood.</p> <p>Allison presented architectural drawings for the proposed 2-story home with a wrap-around farmer’s porch, a separate garage volume entered at the side, and dormers along the front and back of the house. Materials are wood clapboards and corner boards on the main volume, and board and battens on the garage. Windows are mostly double hung wood, and the roof is a combination of standing seam metal roofing with asphalt shingles. The house maintains the setback of the current house. Drawings are by Newbridge Architecture, dated 10/13/2020. WHC members found the design appropriate.</p> <p>WHC discussed the existing double stone walls at the front that were likely part of the pastoral landscape prior to the Pinecroft development. AA requested photos of these (before and after construction) be provided to co-chairs. AP requested that the co-chairs review the spec for the stone base of the porch before a permit is issued. Another concern is ensuring that the cupola will cast a low light level (rated 100 watts maximum, aimed down).</p> <p>Neighbors:  <ul style="list-style-type: none"> <li>•Dick Floyd, 23 Pinecroft St, stated he was in favor for the proposal, except for concerns about a potential bright light in the cupola.</li> </ul> </p> <p><b>Disposition:</b> AA moved to not impose a delay and that the proposed replacement construction is compatible with the character of the neighborhood with the condition that the co-chairs review issues discussed. HS seconded. All in favor.</p>
B. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p><a href="#">189 Merriam St.</a> MHC Form A</p> <p>Silver Hill Historic Area and</p>	<p>Public Hearing</p>	<p>Mike MacPherson: O rep. Emmett Finocche: Attorney</p>	<p>2-story 1917 Colonial Revival with 1964 renovations.</p>	<p>Total Demo (verbally changed to Partial Demo with Addition)</p>	<p>Previously found significant. Public hearing to be continued to 11/10</p>

<p>Silver Hill National Register Historic District</p>		<p>Paul Lessard: A Julian Colarusso: C</p>			
<p><b>Discussion:</b> 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. WHC held a Public Hearing on 9/15/20, but continued it so the team would have a chance to develop their proposal for an addition. David Connolly attended the meeting with interest in owning the home in the future. Mike MacPherson, listing agent and designated representative for Kenny Patey also attended,</p> <p>Lessard showed drawings of a 2-1/2 story addition attached to the Merriam St side of the existing house. AA recommended that they check that the addition does not encroach into the side setback. WHC requested that the applicant provide a site plan with all required setbacks showing how the addition and detached garage will fit.</p> <p>WHC liked the simple perpendicular gable roof of the addition, but requested that it have a lower ridge line than the existing ridge. Other recommendations included breaking up the long facades by stepping the addition back from the front plane of the existing house (and perhaps at the back plane as well.) Drawings show continuation of existing shingles throughout house, but HS suggested restoring the clapboard siding, corner boards and rake friezes on the house to look closer to the way it would have originally. PH recommended that the columns on the front porch be developed with more period character. Windows are mostly 6/1 double hungs to match the existing; material not yet chosen. SW asked about stone veneer at the foundation.</p> <p>Neighbors:</p> <ul style="list-style-type: none"> <li>•Jonathan Eagle &amp; Linda Kobierski, 185 Merriam St., stated that they like the design so far, but asked about the proposed large garage. Colarusso stated that they would show architectural drawings of the garage at the next meeting.</li> </ul>					
<p><b>Disposition:</b> AP moved to continue the public hearing to November 10, 2020. AF seconded. All in favor.</p>					
<p>C. Location and Documentation <a href="#">405 North Ave.</a> MHC Form A</p> <p>North Village Historic Area.</p> <p>Subject of Planning Bd Special Permit</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>Public Hearing</p> <p>Liu Yanping: O Hossein Vahedi: A</p> <p>2-1/2 story 1903 Colonial revival with 1989 renovations.</p> <p>Total Demo of garage and barn; Partial Demo of house: Addition</p> <p>Previously found significant. Public hearing to be continued to 11/10.</p> <p><b>Discussion:</b> House, barn and garage were determined significant at Initial Determination meeting on 8/18/20. The Public Hearing on 9/15 was continued until this evening at the owner's request.</p> <p>Vahedi presented plans with a roughly 2000 sf addition at the rear of the existing house which would connect it to the existing garage. Changes also included replacing roofing, siding, and adding a farmer's porch. Drawings show the barn converted into a separate living space. Vahedi stated that if the barn structure cannot be preserved, it would be replicated.</p> <p>AP stated that the property is subject to a special permit with the PB. SW stated that he is aware that changes to any structures will require a Special Permit by the PB. Stated that the building department has asked the WHC to review the project as it impacts the historical fabric of the house, barn, and garage.</p> <p>AA stated that the addition shown is not compatible with the Victorian cottage character and proportions of the existing house. Doubling the windows in the existing house also alter its nature. Transformation of the barn will have a huge impact on its character.</p>					

		<p>SW agreed that the style of the new addition was not in keeping with the original house. It should be possible to add a smaller mass to the house and to keep the existing window openings on the sides of the original house. He explained that the composition of the existing house and barn together contribute to the historic area.</p> <p>Replying to Vahedi’s question, HC members said that an appropriate addition would be something that that is subsidiary to the existing turn of the century Victorian cottage, that reflects and restores the house to its original character and something that retains the existing barn.</p> <p>Current pine tree screening on the side may not be permanent, so the house and any addition should be considered visible from North Ave as well as from the subdivision drive. AA suggested a combined meeting with the PB. However, it was agreed that the applicant’s proposal needs more work first,</p> <p><b>Disposition:</b> HS moved to continue the Public Hearing to November 10, 2020 while encouraging the owners to look at Victorian cottage detailing, proportions and form to see if they can come up with an addition that is more in that character. Also, that the addition be subservient to the existing house. AP seconded. All in favor.</p>				
<b>D.</b>	<p><b>Location and Documentation</b></p> <p><a href="#">420 Concord Road</a> MHC Form B</p>	<p><b>Process</b></p> <p>Public Hearing</p>	<p><b>Applicant(s) Present</b></p> <p>Andy Martin: O</p>	<p><b>Building Data</b></p> <p>1.5-story 1899 board and batten barn</p>	<p><b>Proposed Demolition</b></p> <p>Total Demo of barn</p>	<p><b>Notes</b></p> <p>Previously found significant. No delay imposed.</p>
		<p><b>Discussion:</b> This very large barn was determined significant at the Initial Determination meeting on 9/15/20.</p> <p>Martin stated the barn was in disrepair when they purchased the house 7 years ago. It is now in terrible condition, is a safety issue and has partly collapsed. Its proximity to the neighbor’s driveway has made the safety issue critical.</p> <p>WHC members expressed sadness over the state of this 130-year-old barn. AP stated that this points to the need for a demolition by neglect ordinance in town. Martin explained that he would love to preserve the structure, but financially cannot do so now. He has looked into finding a source of funds to repair it, but couldn’t find anything workable.</p> <p>Martin agreed to work with HS to salvage the retrievable wood when demolished. PH recommended Martin contact Green Goat a local salvage company. She also requested that Martin provide the WHC with additional photos of the building.</p> <p><b>Disposition:</b> HS moved to not impose a delay on demolition of the barn, but to see if some of the timbers can be salvaged. SW seconded. SW, PH, KS, HS, AF in favor, AA and AP abstained.</p>				
<b>E.</b>	<p><b>Location and Documentation</b></p> <p><a href="#">416 Conant Rd</a> MHC Form B</p>	<p><b>Process</b></p> <p>Initial Determination</p>	<p><b>Applicant(s) Present</b></p> <p>Zach Burnett: O</p>	<p><b>Building Data</b></p> <p>2-1/2 story 1940 Colonial revival with 1964 renovations.</p>	<p><b>Proposed Demolition</b></p> <p>Total Demo of existing home and two garden sheds</p>	<p><b>Notes</b></p> <p>Public hearing to be scheduled for 11/10</p>
		<p><b>Discussion:</b> The house is a 1940 traditional 2.5 story side gable colonial revival with a saltbox profile on a scenic road. The scale and saltbox shape give it an antique appearance. It is turned so the entry does not face the street. Rather, a small garage</p>				

	<p>faces the street. PH stated that it was a vernacular house. It has been recognized by Mass Hist Comm.</p> <p>The WHC was not willing to determine if the two garden sheds were significant until a site visit. DO would schedule a site visit.</p> <p>AP compared this to 118 Conant, a small saltbox that has been beautifully restored and expanded. Burnett described this house as having low ceilings, pre-existing non-conformities, &amp; limited expansion area due to wetlands and setbacks.</p> <p><b>Disposition:</b> AP moved to find the house significant due to its historic character, scale and location along a scenic road. KS seconded. All in favor. AP moved to bring this to a public hearing. HS seconded. All in favor.</p>				
Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p><a href="#">12 Granison Rd</a></p>	Initial Determination	Eric Keto and Jian Gao: O	1-story 1937 ranch style concrete house with 1969 renovations	Total Demo	Initial determination continued to 11/10
<p><b>Discussion:</b> The house is a 1937 ranch style 1 story concrete block house with stucco exterior, gables, asphalt roofs, and steel windows. It has a southern California style appearance. Gao stated that the insulation in the house is terrible and gets very cold in the winter. The WHC wanted a site visit before they determine if the house is significant or not. DO will schedule a site visit.</p>					
<p><b>Disposition:</b> HS moved to continue the initial determination until November 10, 2020. AP seconded. All in favor.</p>					
G. Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
<p><a href="#">1 Derby Lane</a> MHC Form B MHC Form A</p> <p>Boston Post Road National Register Historic District</p>	Initial Determination	Beth and Brett Waldman: O	2.5-story 1798 federal style house with 1970 renovations.	Window replacements and addition	Found significant. Public hearing scheduled for 11/10
<p><b>Discussion:</b> Also known as the John Derby House (formerly 228 Boston Post Rd), built in 1798 the earliest section of this Federal style home is a 2 ½ story beautifully-proportioned block with an original entry, trim, windows and details. Several additions have been added over the years.</p> <p>Following the finding, owners agreed to discuss proposed window changes. Waldman wants to restore four windows on the ground floor at the front of the original section of the house. However, she would like to get approval for other window replacements tonight if a public hearing is needed for an addition. Many windows were damaged in a storm during the summer. She confirmed with the Board of Health that asbestos compounds, as well as lead, were found in the windows on the 2<sup>nd</sup> floor of the original section of the house and there were strong signs of rot. Waldman reported that abatement plus repair will be astronomically more expensive than replacement. AP stressed that the WHC would like the owner to reconsider restoring the 18<sup>th</sup> c windows, and look into other vendors. PH volunteered to check which vendors some comparable restorations have used. HS stated that replacing the casement windows in the back with new double hungs will be alright. Waldman stated that she needed all the windows to be replaced at once. SW stated the WHC would not be able to approve that tonight.</p>					

		<p><b>Disposition:</b> AP moved to find the house significant due to it being in the national historic district and its intact federal period architecture. KS seconded. All in favor.</p> <p>AA moved to schedule a public hearing for replacement of the windows at the front of the house and a proposed addition. AP seconded. All in favor.</p>				
<b>H.</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="#">10 Maple St.</a> MHC Form A	Initial Determination	Jayne Sheldon and Henrik Anderson: O	2-story 1890 Queen Anne style house 70's additions	20 window replacements	Found significant. No delay imposed.
	Maple Road/Wellesley St Historic Area  Case's Corner National Register Historic District.	<p><b>Discussion:</b> A Queen Ann style house built in 1893, the house sits prominently in the Maple Road/Wellesley Street Historic Area, a cohesive neighborhood of mid-19th – early 20th century architecture. It is also a part of Case's Corner National Register Historic District. The original section of the house fits well in the neighborhood with a wrap-around porch and shingle patterning in the front gable. The house has two 70's era additions, one set on its east side protruding toward the front, and one to the back.</p> <p>Following the finding, the owners discussed their proposal to replace twenty existing windows, including several original ones, with double hung infill sash with 2/1 grills (Andersen 400 Woodright series.) The only original windows that they propose to restore are four in the dining room on the first floor.</p> <p><b>Disposition:</b> AA moved to find the home significant due to its contribution to the Area and the District and because of its age and the intact style of its original section. KS seconded. All in favor.</p> <p>AP moved that the side of the home has been altered greatly so replacement of the windows is not detrimental. HS seconded. SW, HS, KS, AF, AA, AP were in favor. PH voted no.</p>				
<b>I.</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="#">67 Oxbow Rd.</a> MHC Form B	Initial Determination	Drew Arias: C	2-story 1939 colonial revival with 1979 renovations	Addition at rear	Found significant. No delay imposed.
	Chiltern Hundreds Historic Area	<p><b>Discussion:</b> The House is a well-proportioned 2-story Colonial Revival built in 1939 in the Chiltern Hundreds Historic Area.</p> <p>Following the finding, Arias (representing the owner) discussed the proposal to construct a one-story "bump-out" addition at the rear of the house with materials to match the existing house. The addition will continue a railing above. Drawings are dated 9/8/20.</p> <p><b>Disposition:</b> AP moved to find the home significant due to its age and inclusion in the historic area. KS seconded. All in favor.</p> <p>AA moved to find the changes not detrimental and not issue a delay. HS seconded. All in favor.</p>				
<b>Abbreviations</b>		O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor				