

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=86805f34-8267-4cfe-a5a0-77c2a625dd85&nav=programs%2FHistorical%20Commission%20-%20Weston%20MA>

Attendees: See attached Demolition Delay Review Summary on Page 3 - 4
Adrienne Giske, (Friends of JST); Glenn Cort, 171 Church Street

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 Page 3 - 4:**

- A. 97 Bogle Street: Initial Determination: Found Significant, public hearing scheduled for December 8, 2020
- B. 1 Derby Lane: Initial Determination continued (by chairs): Previously found Significant, public hearing already scheduled for November 10, 2020

3. **Preservation Restriction Discussions:**

- A. [171 Church St.](#) (AP recused herself from this discussion.) Owner Glenn Cort stated that he proposes to replace the fence, extend the boulder walls, and add plants in the upper part of the property. Two large trees fell down during a storm, damaging the fence and opening up the area. DO will schedule a site visit.

Additionally, PH and AA noted need for a revised Site Plan of the entire property reflecting existing conditions to be filed with Mass Historical Commission and WHC. Cort described Site Plan L-3.0 and a memo and said he would like to complete the process.

- B. 699 Boston Post Rd. PH stated that there is a new owner for 699 Boston Post Road.
- C. 316 Wellesley St. PH stated that Eric Dray does not think that the Massachusetts Historical Commission will accept a preservation restriction for this house because of the large addition. However, Town Counsel has opined that the town can draft a preservation restriction without the references to Mass Historic.

4. **Project Updates:**

- A. JST: Adrienne Giske presented pictures showing progress of the construction at the JST. Photos include underground conduit, structural issues at connector, addition foundation walls, restoration of windows, & electrical switch box in the parking area.

5. **Other HC Business:**

- A. Signage Guidelines No update
- B. 770 BPR Evaluation SW stated a report by Structures North has been distributed containing an evaluation of the condition of the house. The report shows that the house is structurally sound, but is deteriorating rapidly. It needs to be protected immediately. PH & SW spoke with John Field and DO. John Field planned to speak with one of the property owners, and to provide him with a copy of the report. Protecting the house now is urgent.

Discussion of options: helping the owner find a new buyer is a way to save the house, assuming the owner will work with us. On the other hand, if the property continues to deteriorate without care, a 2-year moratorium on construction at the site could be the outcome. WHC prefers to save the house. In the meantime, we must wait to hear back from John Field.

C. Status of CPC appropriations for 71 Lexington St. and 120 Summer St.

SW stated that the CPC wants funds released if the restrictions are not forthcoming.

The new owners of 71 Lexington St. chose not to accept the preservation restriction. However, they have applied for demo delay work, so we will have the opportunity to speak with them at the next meeting to discuss this further. The owner of 120 Summer St. does want the preservation restriction but has complications with her mortgage that prevent this. Discussions to continue.

D. 0 Wellesley St.

The Town voted to give the land to the affordable housing group. They have entered into an agreement with Habitat for Humanity to develop the lot. 3 duplex houses are being explored. SW stated that the BPR National Register Historic District skirts this parcel. WHC will need to talk to the affordable housing group to explain the historical significance of the neighborhood & to make sure that the new construction fits. (It will be a Comprehensive Permit)

E. Historic Window Replica Research

SW & PH wondered about providing information on the website for guidance on replica windows. HS and KS will spearhead this topic.

F. Weston Preservation Awards

The WHC explored the idea of choosing one property and one person for the award. There are several properties that received multiple nominations. SW suggested we each vote again for one of these by sending our choice to DO. Paul Penfield is the top candidate for a specific person to be awarded. Discussion to be continued.

G. Outreach to realtors

Realtor guidelines that SW and KS drafted still need to be reviewed by all.

H. Survey of Modernist structures

Discussion: write an RFP for a consultant to do a survey for modernist structures in Town. SW suggested we start off by writing a scope of work which could be done by a small working group. SW offered to help write the language and PH stated she would also be happy to help. AP will probably be interested as well. Our ultimate goal may be to revise the Demo Delay By-law to include these houses.

6. Treasurer's Report:

AF stated we have a \$4,500 budget. There is \$100 for Crescent Street Hist District Commission, \$15,000 continuing balance designated for documentation of historic structures (Form Bs). Encumbered funds from last year include \$1,500 for 316 Wellesley Street preservation restriction drafting and \$2,000 for 770 Boston Post Road evaluation. \$40,413 for historical items that were sold. PH recalled that Pam Fox had spoken to us last spring about using some of the latter funding for an exhibit and possible signage.

7. Administrative Approvals: [39 Lexington St – 1930](#) – Owners: Salebe – Application to replace front and back doors

8. Historic Markers:

We need to replace the existing fire station historic marker. HS moved to spend the money to replace the plaque. AF seconded. All in favor. PH will contact the sign maker.

9. Approval of minutes:

HS moved to approve the minutes for [9/15/2020](#). KS seconded. All in favor.

10. Calendar

Next meetings: November 10, 2020, December 8, 2020

11. Adjournment:

AA moved to adjourn / HS seconded Vote: Unanimous
Meeting adjourned 8:55 pm.

Respectfully submitted: Dana Orkin

Demolition Delay Review Summary:

A.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	97 Bogle St. MHC Form B	Initial Determination	Alexander Benson: property agent, rep for O	1.75-story 1933 brick house with minor 1985 renovations. Also a garage.	Total Demolition	Public hearing scheduled for 12/8.
		<p>Discussion: It is a 1.75 story 1933 craftsman style with asymmetrical massing and with brick exterior. AP stated that the house is very unusual with an uneven brick surface and many textures. SW noted that it sits 200' back from road on a long narrow lot. KS commented on the glassed-in panels on the porch. Following the finding, Benson discussed combining this lot with the adjacent lot to allow for a bigger house. SW encouraged Benson to look seriously at renovating and expand this existing unique house to meet modern needs.</p>				
		<p>Disposition: HS moved to find the house <i>Significant</i>, as it is an intact Arts & Crafts house dating from 1933, is brick which is unusual for Weston and is in good condition. KS seconded. All in favor.</p> <p>AA moved to find the garage <i>not significant</i>. KS seconded. All in favor but AP & AF.</p> <p>AP moved to schedule a public hearing for December 8, 2020. AF seconded. All in favor.</p>				
B.	Location and Documentation	Process	Applicant(s) Present	Building Data	Proposed Demolition	Notes
	1 Derby Lane MHC Form B Boston Post Road National Register Historic District	Initial Determination – continued by chairs	Beth and Brett Waldman: O	2.5-story 1798 federal style house with 1970 renovations.	Partial demo of house and window replacements	Previously found significant. Public hearing already scheduled for 11/10.
		<p>Discussion: The Commission found the house significant on 10/13. The chairs chose to continue the initial determination for this application to discuss the windows only. The goal is clarification.</p> <p>SW summarized previous discussion regarding windows in the original section of the house: that owners wish to restore 4 original windows on the first floor, but to replace all the others because of rot and hazardous materials. PH relayed similar costs borne by another homeowner in town for abating asbestos & lead & restoring windows. Waldman stated that their contractor as well as restoration/abatement people checked the condition of the 2nd floor windows again. They are still concerned with the high cost for asbestos abatement and repairing the rot in the windows and do not believe the windows could be restored. AP stressed the historic significance of the house and would not support the removal of the windows. Waldman noted that the 2nd floor windows do not match those on the first floor. After discussion, owner admitted they want to replace the upstairs windows, regardless of the cost. DO will schedule a site walk for the HC to review the existing windows and proposed addition.</p>				

		Disposition: The public hearing was already scheduled for November 10, 2020. Site walk will be scheduled.
Abbreviations	O = Owner; OR = Owner's Representative; D = Designer; Ar = Architect; Att = Attorney, C = Contractor	