

Weston Town Committee for the Oversight of the Lachat Property

MINUTES

September 4, 2012

Present: Committee Members: Ellen McCormick, Judy Saffan, Amy Kalafa, Carol Baldwin, Sheila Koehler; **Consultants:** Robert Hatch, AIA Architect

Absent: Paul Deysenroth, Nicholas Bell

Presided By: Ellen McCormick,

Meeting was called to order at 7:36 p.m.

- A. The minutes for the last meeting (8-29-12) will be subject to approval at the next meeting.
- B. Robert Hatch ("Bob") presented a series of specific questions regarding the renovation of the farm house that he needed the Committee to decide on:
 - *Should the roof over the door on the barn side of the house be removed?* Bob Hatch stated that the roof had little historic or functional importance. A motion was made by Amy to remove this roof, with prior documentation including photos, for historic purposes and, in case there is a future decision to restore it. Judy seconded the motion and it passed unanimously.
 - *Should the skylights be removed?* Sheila mentioned that skylights are notoriously leaky and the existing skylights are not energy efficient. Each of the rooms that have a skylight also has other regular windows. The Committee felt the skylights distracted from the historic nature of the house. Judy made a motion to remove all the skylights, seconded by Sheila. The motion passed unanimously.
 - *Should access to the attic from the 2nd floor be created by a new staircase from the kitchen?* A discussion ensued regarding the merits of a staircase versus a pull-down staircase. Sheila expressed concern that a permanent staircase would encourage use of the attic, which the Committee felt should not be encouraged. Ellen, Sheila and Carol will go to the house and assess the options and report back to the Committee.
 - *Should the windows be replaced with 18th century 12/12 windows or with 19th century windows, similar to the existing 6/6?* Sheila felt that since our previously stated restoration philosophy allows us to reflect the farmhouse's evolution over the years, retaining the 19th century windows was appropriate. Amy expressed concern over their energy efficiency. A motion was made by Carol to retain the existing 19th century windows as much as possible and use similar style windows for those that need to be replaced. Amy seconded the motion, which then passed unanimously.
 - *Should interior work as indicated in drawings presented by Bob Hatch at the meeting be done?* The committee agreed that the "lean-to" back portion of the house, which

has fundamental structural issues, should be demolished and be rebuilt to accommodate a handicapped entrance and bathroom. Also discussed was a doorway that would close off the farmer's 2nd floor apartment from the more public-use 1st floor. Various locations for this door and its necessity were discussed. On the 2nd floor, a railing around the back staircase was suggested by Bob and the Committee felt it was essential for safety reasons. The location of the windows in the kitchen would be modified for aesthetic as well as functional reasons.

- C. Bob Hatch presented a preliminary "Scope of Work." One item mentioned in the "Scope" was heating and the Committee discussed various heating options. Amy will research these options and report back to the Committee as well as contact a solar energy contractor to ask them to possibly present a proposal to the Committee. Additionally Sheila suggested that we make sure a structural engineer looks at the bulging southern wall of the house, the previously repaired beam in the Living Room, and do a live-load calculation. She also suggested an electrician check the house's electrical.
- D. Margaret Wirtenberg, who attended the meeting as part of the general public, suggested we locate and make use of the previous surveys and plans the Town had contracted for as part of the previous Nature Conservancy proposal for the house and property.
- E. Amy made a motion to ask the Town to allow Tony Caputo, a local Weston contractor, to do some temporary repairs to main chimney to prevent leaks and then put a tarp over the roof to prevent further roof leaks. Judy seconded and the Committee approved it unanimously.
- F. The Committee hopes to meet twice prior to the September 20th Board of Selectmen meeting in order to approve preliminary plans for the house to be drawn by Bob Hatch, as well as, if possible, a general master/strategic plan for the house and property, both to be presented to the Board of Selectmen.

Meeting was adjourned at 9:45pm.

THE NEXT SCHEDULED MEETING WILL BE HELD ON Wednesday, September 19 AT 7:30 PM.

(Minutes submitted by Carol Baldwin.)