

**Meeting of the Wellesley Historical Commission
14 May 2018
Great Hall, Wellesley Town Hall
Wellesley, Massachusetts**

Members Present: Schauffler, Gleysteen, Goins, Brown, McNally, Lilley, Shepsle,

Advisory/Alternate Members Present: Dorin (Advisory Member), Maitin (Alternate Member), Fergusson (Alternate Member), Shlala (Alternate Member), Loccisano (Alternate Member) and Carley (Alternate Member)

8 Old Farm Road

Motion to continue hearing made by Goins seconded by Shepsle Unanimous in favor.

DR-2018-16: 7 Longmeadow Road

Sam Soderholm and Ken Soderholm (Soderholm Custom Builders) appeared on behalf of owners.

Claudia Zarazua-Urquidi of the Planning Department presented the Planning Department report.

Mr. Dorin provided a short history of the property.

Ms. Shepsle asked about the owners of the building.

Mr. Brown commented that it was an incredibly attractive property that he would like to see preserved.

Mr. Gleysteen commented that this seems like an exercise to get the clock ticking. There seemed to be general feeling that this was the case.

Mr. Brown explained the waiver process and the rest of the bylaw, while encouraging the representatives to preserve as much of the property as possible.

Mr. Dorin commented that the issuance of a waiver should not be considered as a given and that the Historical Commission is interested in the preservation of historic homes.

Goins moved that the building be preferably preserved; Shepsle seconded. Unanimous vote in favor that the building be preferably preserved.

DR-2018-19: 8 Dexter Road

Gil Dailey, owner, appeared in his own behalf. He explained the reasons for buying the house and applying for a demolition permit.

Ms. Zarazua-Urquidi presented the Planning Department report. Mr. Dorin said a few words about the house.

Mr. Rake (1 Dexter) spoke on behalf of all of the neighbors in the subdivision, all but two of whom were present in the audience. Mr. Rake read from a letter from the neighbors. The neighbors think that that house is historic and is the jewel of the subdivision. There was significant affection for the former owner, one Mr. Abramson, a well-known architect (his work includes the expansion portion of the Boston Public Library). Mr. Abramson apparently spent a considerable amount of time telling people about the design of the home while he lived there.

Catherine Johnson, Chair of the Planning Dept. explained that under current zoning the owner can build a single family, or a two-family on this particular lot. Property is within the 200 foot boundary of Fuller Brook, so there will be a lot of permitting. 36' max allowed height.

Mr. Dorin commented that the property abuts a National Register District (Fuller Brook Park).

Mr. Gleysteen commented on the unity of Fuller Brook and the dislocation that comes from seeing construction of structures along the Brook, particularly those that are out of sync. He also knew Mr. Abramson and talked about his affinity for preservation and his career achievements.

Mr. Dorin asked some questions concerning the owner's development experience in Town.

Mr. Gleysteen asked whether they are considering preservation.

Goins moved that the building be preferably preserved; seconded by McNally. Unanimous vote in favor of a determination that the building be preferably preserved.

Mr. Dorin then provided an overview of the General Residence District. Mr. Goins requested that this discussion be pushed to the Commission's upcoming retreat.

DR-2018-20: 32 Boulevard Road

Attorney David Himmelberger appeared on behalf of owner Bradley Werthheim, who was also present.

Atty Himmelberger noted that the owner has lived there for 4 years. Himmelberger indicated that he believed that the planning staff's determination that the structure not be preferably preserved was proper.

Ms. Zarazua-Urquidi summarized the planning department report.

Mr. Dorin provided an overview of the neighborhood and its development.

Mr. Gleysteen commented on the neighborhood and noted that the home is a bit undersized in view of the other homes in the neighborhood.

Goins moved that the building NOT be preferably preserved; McNally seconded. Unanimous vote to NOT make a determination that the building be preferably preserved.

DR-2018-21: 6 Winslow Road

Ms. Joan Patten (Owner) and Dave Patten (her son) appeared. Ms. Patten indicated that she had given Dave Patten power of attorney.

Ms. Zarazua-Urquidi presented the planning staff report.

Ms. Johnson, Chair of the Planning Board (who is also a neighbor) explained the efforts to form the Standish Road of the Neighborhood Conservation District. She indicated that Ms. Patten did not wish to join the group that was studying the formation of that district.

Mr. Gleysteen referenced the home to the right of the subject home and said that it is an example of a thoughtful renovation, and then asked whether something like that was being considered. Applicant indicated that a decision had not yet been taken.

Mr. Brown then asked if the intent was to begin the delay period and then decide. Applicant replied that the plan was to demolish and then decide.

Mr. Goins commented that the house seemed quite representative of the neighborhood and fit in quite well.

Mr. Dorin talked about the neighborhood and suggested that many of the neighbors were fighting to preserve its character.

Mr. Brown recounted his walk through the neighborhood and discussion with a neighbor. He recounted that the neighbor was talking about the subject property as a remarkable home that fit into the neighborhood very well.

Mr. Lilley commented on the home and that renovation could be a good option here and asked the applicant to embrace that idea.

Mr. McNally then moved that the building be preferably preserved. Shepsle seconded. Unanimous vote in favor of a determination that the building be preferably preserved.

Mr. Brown subsequently offered a personal encouragement and a “plea” that the homeowner just list the house as is now, if that is their intent anyway, and allow the new owner to determine the fate of the property, which could very well be to preserve or renovate it.

Ms. Patten spoke on the amount of time she has lived in Wellesley, and her feeling that the home is not suitable for raising a family.

Mr. Brown encouraged the owner to not just assume that everyone wants a large house, that there might be an empty nester or a small family that might like to live in a home just like hers.

Minutes:

Mr. McNally had a small edit to Item No. 6. **Motion to approve as amended by McNally, Goins seconded. Unanimous in favor.**

House Plaque approvals:

There was a review and discussion of the work product produced by the consultant. An extended discussion of how to streamline and improve the process so that townspeople who request plaques are able to obtain those in a more timely manner followed.

There was a suggestion to form a group or offline process for the purposes of overseeing the plaque program. There was discussion of an informal group, but more will be discussed in subsequent meetings – the goal is to try and improve the speed of plaque requests.

8 Lowell Road

Fergusson to talk with Planning Director Zehner and Planner Claudia Zarazua-Urquidi re: approaching the owners about their intentions and whether preservation can be achieved.

Wayfinding Project for Wellesley Square

Sign mockups are being produced.

Wellesley Wonderful Weekend Parade

McNally to send around information about formation

Carley to scan and disseminate Town Hall related documents.

Morses Pond Bathhouse/Boathouse

Brown indicated that we may need a person to act as liaison to the Recreation Department

Award Recipients

3 previously voted for “Best Historically Sensitive Renovation” confirmed.

Discussion of the name of an award for New Construction:

“Best Historically Sensitive New Construction” – suggested by Dorin

“Best Historically Motivated New Construction” – suggested by Gleysteen

Revisions will be made to the actual award document to be provided to award winners.

Discussion of the “Retreat”

Weekday evening favored. Warren School favored. Discussion about facilitation and topics. There was some discussion of having the members of the Commission who are architects give a “Wellesley Architecture 101” seminar.

Motion to adjourn by Brown, seconded by Goins. Unanimous in favor of adjournment at 21:41.