

Meeting of the Wellesley Historical Commission
9 July 2018 | 19:00
Great Hall, Wellesley Town Hall
Wellesley, Massachusetts

Voting Members Present: Schauffler, Goins, Brown (Chair), McNally, Gleysteen, Shepsle, Shlala (by designation of the Chair)

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

1. **Call to Order**

Chairman Brown called the meeting to order at 19:02.

Chairman designated Alternate Member Shlala as voting member in Member Lilley's absence.

Public Hearings – Waiver Applications
(taken out of agenda order)

3a. **DR-2017-20: 8 Old Farm Road**

Voted to continue the hearing pending further actions of the Planning Board anticipated for later this week.

Motion to continue by McNally, Seconded Shlala. Unanimous in favor.

3b. **DR-2018-05: 7 Priscilla Road**

Voted to continue the hearing pending further actions of the other Town bodies expected soon.

Goins moved to continue. Seconded McNally. Unanimous in favor.

Demolition Review Bylaw Preservation Determinations

2a. **DR 2018-32: 24 Avon Road**

Attorney Himmelberger on behalf of the owner, Ms. Stephanie Anderson. Appearing with him was owner's Architect Charles Kraus.

Attorney Himmelberger presented reasons why the home should not be preferably preserved. He indicated that there were several other houses in the vicinity that have been altered, and that this home itself had been altered from its original form.

Claudia Zarazua-Urquidi presented the staff report recommending that the home be preferably preserved. She indicated the owners originally came in to talk with planning about how the home might be preserved, but apparently came to the conclusion that it would not be desirable for them to do so.

Ms. Shlala provided some information concerning the neighborhood and the surrounding structures.

Brown commented on how the home fits into the historic fabric of the neighborhood.

Dorin provided a historical overview of the subdivision in which the home lies.

Architect Kraus indicated that there were additions to the home and that the home is generally not in particularly good shape.

Gleysteen commented on the fit of the home in the neighborhood and the ability for a thoughtful renovation to render a very good result.

McNally moved to deem the home preferably preserved; Goins seconded. Unanimous vote in favor.

2b. **DR-2018-08: 42 Pine Plain Road**

David Silverstein of Copperleaf Development, representing owner Michael Barrett.

Claudia Zarazua-Urquidi indicated that the planning department received several calls from neighbors of the building expressing concern over the proposed demolition. She proceeded to present the staff report recommending that the building be deemed preferably preserved.

Dorin gave an overview of the subdivision and of the place of the building therein.

Goins stated that he thought that it fit the neighborhood well.

Gleysteen indicated that the home is a classic colonial revival in the typology of a cape. Indicated it is architecturally significant but challenging to remodel.

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

Brown urged the representative to consider an addition or renovation instead of demolition.

2c. **DR-2018-27- 42 Earle Road**

Owner Kevin Lynch appeared. Indicated that his goal is to demolish the current house and build a house that is roughly half the size of the existing one.

Claudia Zarazua-Urquidi presented the staff report.

Neighbor Mr. Nackoney residing at 29 Earle Road, a 46 year resident, spoke. He expressed concern over the demolition, as the house fits into the neighborhood quite well.

Dorin provided a historic overview of the subdivision and street in particular. Further indicated that this stretch of Earle Road is remarkably well preserved.

Gleysteen indicated that this house could easily be remodeled. Indicated it is a classic garrison colonial.

Claudia Zarazua-Urquidi indicated that the only building permits she could locate with respect to this building were for plumbing and electrical work.

Gleysteen indicated that buildings such as this one are easier for architects to work with.

Shepsle commented on a renovation of a similar home in her neighborhood.

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

DR-2018-31: 38 Maugus Road

Owners Barnett and Jennifer Helzberg appeared with their architect, Mr. David Stern.

Chairman Brown clarified that the reason this building was before the Commission under the Historic Preservation Demolition Review Bylaw is because the renovation involves envelopment of more than 50% of the building envelope.

Claudia Zarazua-Urquidi presented the staff report, and also clarified what the Commission is being asked to review.

Dorin provided an overview of the history of the neighborhood, the building and previous owners, including a notable former President of Smith & Wesson (the well-known gun manufacturer based in Springfield, Mass.), who oversaw a significant expansion of that company during the period he was its President.

Architect Mr. Stern went through a description of the proposed renovations. He also discussed efforts to preserve and enhance the ancient beech tree at the front of the home. He also discussed the conscious decision of the owners to design the to-be-renovated portions to be clearly distinct from the existing historic structure.

Carley commented on the distinction between the new and old. He further indicated that renovations/additions such as those proposed for this building are precisely of the type that hoped for when the Commission was encouraged to draft the Historic Preservation Demolition Review Bylaw.

Brown echoed Carley's comments, and also conveyed the comments of Commission Member Lilley, who was unable to attend the meeting. Lilley was generally supportive of the renovation, but indicated even more contrast between the old and new portions of the Building would be appropriate.

There was a discussion concerning the procedural aspects of the hearing and the vote.

Gleysteen commented upon the massing and asked the owners to consider not painting the brick of the existing structure. Also, he noted that pushing back the to-be-added wings would improve the massing greatly.

Dorin echoed some of Gleysteen's comments.

Catherine Johnson spoke on the large house review board and the role of the planning board.

There was a lengthy discussion concerning the procedural difficulty presented by this project as the "demolition" is really an envelopment of the existing historic structure. Commission members discussed the implications of a preferable preservation determination versus a not preferably preserved determination.

McNally moved that the 59.3% of the subject house intended to be demolished be deemed not preferably preserved on the condition that (i) the remaining 40.7% thereof be preserved and (ii) the said 59.3% be replaced in accordance with the plans proposed and discussed this evening, with any significant subsequent changes to said plans by the Design Review Board or otherwise to be presented to the Planning Department and, if appropriate, to the Historical Commission for further consideration. Gleysteen seconded. Unanimous in favor.

Citizen Speak:

Catherine Johnson (also of the Planning Board) spoke on budget issues.

4. **Minutes:**

Motion to approve minutes as edited made by McNally, Shlala seconded. Unanimous in favor.

5. **Town Hall Visioning and Space Utilization Study**

Dorin reported that an annex elsewhere (to not expand Town Hall) option is now being favored.

6. **House Plaque Approvals/Research Contract**

Fabrication underway for several plaques. 10 in applications process; 28 have been researched. 8 need research. Dorin heading up.

Discussion of drafting a new RFP/Q and how it will be conducted.

7. **Update – Fells Library Roof**

Gleysteen provided update. He reported that FMD has on their work drawings exactly what the Historical Commission asked for. Gleysteen to obtain numbers from FMD and will provide to CPC.

8. **Project Updates**

8a. **8 Lowell Rd:** McNally to contact planning staff to set up meeting.

8b. **Beebe Plaque:** Goins has reached out to Jordan Warshaw and will continue to do so.

8c. **Historical Articles/Awards – Certificates** two awards were presented:

309 Walnut St.; Swellesley Report was there to cover.

51 Glen Road was also awarded. Owners graciously gave a tour to Commission members for which the Commission expressed its gratitude.

8d. **Planning Department Update** – Dorin provided an update on Hardy Hunnewell Upham (HHU) school issues.

Discussion of Proposed Retreat: Shepsle asked whether there would be an educational document for the retreat. Brown to send email clarifying what we are looking for in that document.

9. **Adjournment**

Motion to adjourn by McNally, seconded Goins. Unanimous in favor.

Meeting Adjourned at 21:45