

**Meeting of the Wellesley Historical Commission  
13 August 2018 | Great Hall, Wellesley Town Hall  
Wellesley, Massachusetts**

**Voting Members Present:** Schaufler, Goins, McNally (Vice Chair, serving as Chair), Shepsle, Gleysteen, Carley (by designation of the Chair)

**Advisory/Alternate Members Present:** Dorin (Advisory Member)

**1. Call to Order**

Vice Chairman McNally called the meeting to order at 19:03

Chairman designated Alternate Member Carley as voting member in the absence of Member Lilley.

**Citizen Speak:**

None.

**Demolition Review Bylaw Preservation Determinations**

**2a. DR-2018-37: 9 Pickerel Road**

Claudia Zarazua of the Planning Department presented the staff report on the building.

Dorin provided a history of the neighborhood and indicated that the historic integrity of the building has mostly been lost. He did not uncover any particularly notable facts concerning the previous owners of the property.

Gleysteen concurred that much of the historic character of the house had been lost.

**Goins moved to deem the home NOT preferably preserved; Schaufler seconded. Unanimous in favor.**

**2b. DR-2018-38: 10 Livermore Road**

Project Architects Patrick Ahearn and Michael Tartamella, both of Patrick Ahearn Architect, LLC, appeared for Applicant.

Claudia Zarazua of the Planning Department presented the staff report on the building.

David Freniere (72 Abbott) spoke in favor of a determination that the property be preferably preserved. Indicated that home has been meticulously maintained.

Diane Freniere (72 Abbott) also spoke. Indicated that the previous owner meticulously maintained the house. Ms. Freniere also expressed significant concern about this property coming before the commission in August (while many people in the neighborhood were away on holiday) and that any delay would be limited to just one year.

Mr. Zehner explained the process for establishing a historic district or a neighborhood conservation district at Ms. Freniere's request.

Mike Hines (78 Abbot) indicated that the ‘temperature in the neighborhood concerning this matter should not be underestimated’ [paraphrase]. “People are blown away by even the notion of what is being proposed.” [direct quote]

Michael Greco (65 Livermore) 41 year resident spoke. He spoke about the historical and cultural importance of this structure. Cited Hinsdale, Illinois as a “mirror image” of Wellesley – and as a cautionary tale [that the historic nature of that community has been irreparably altered by unchecked demolition]. Urged neighbors and the Commission to do everything possible to preserve the subject building.

Keith Higgin (105 Abbott) – raised concerns about a single family historic district as opposed to a larger district.

Nicole Hawkey (45 Livermore Road) - expressed significant concern about the possibility of a teardown.

Silvia Kahn Griffiths (across from the subject property): asked for all people here for this matter to stand. Approximately 18 people stood.

Carley asked the Commission to take administrative notice of the work that Mr. Ahearn (project architect for the Applicant) has done in town with respect to historically sensitive renovations. Gleysteen agreed and elaborated on Mr. Ahearn’s work.

Mr. Dorin articulated the significant historical attributes of the house and the previous owners, including Mr. Hardy, a well-known historical figure in Wellesley and the namesake of the Hardy School.

Mr. Ahearn articulated his professional credentials and his affinity for and experience with historic preservation. He discussed the various additions to the house, how those affected the historic structure. Also discussed were the streetscapes on Livermore and Abbott. Mentioned that the new owner is also an active historic preservationist. He also discussed this effort before the Commission as a part of a process.

There was a discussion between Planning Director Zehner and Mr. Ahearn about whether the Applicant applied for the proper permit (total demolition as opposed to partial demolition).

Discussion followed, at which point the Applicant’s representatives indicated that they would like to continue the hearing to discuss whether the permit application should be amended.

**Gleysteen moved to continue the hearing at the request of the Applicant until the Commission’s next meeting on 10 September; Goins Seconded. Unanimous vote in favor.**

There followed some discussion about process going forward.

2c. **DR-2018-23 121: Lowell Road**

Attorney Himmelberger appeared on behalf of the owner.

Claudia Zarazua of the Planning Department presented the staff report on the building and discussed the place of the building in the scope of the neighborhood.

Judd Lowe (next door neighbor for over 30 years) asked about the process for waiver should it arise in the future.

**Goins moved to deem the home Preferably Preserved; Schauffler seconded. Unanimous vote in favor.**

### **Public Hearings – Waiver Applications**

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

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

**Motion to continue by Carley; Seconded Gleysteen. Unanimous in favor.**

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

ZBA permit issued and is consistent with waiver granted by Commission.

**Gleysteen moved to close hearing; Goins seconded. Motion carried unanimously.**

3c. **DR-2018-32 24: Avon Road**

Stephanie Anderson (owner of the home) appeared. Attorney Himmelberger and Architect Krause appeared with her.

Mr. Himmelberger described the procedural posture of the case vis-à-vis actions and deliberations of other Town bodies.

There was a discussion of the use of other houses in the neighborhood as a template, and how the Owner and her representatives took stock of them.

**Goins moved to grant the waiver subject to an agreement as stipulated in the planning staff report; seconded by Carley. Unanimous in favor.**

4. **Minutes:**

**Motion to approve minutes, as edited, made by Schauffler; Goins seconded. Unanimous in favor.**

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

Dorin reported on some recent goings-on. Reported that it looks more likely that a separate facility elsewhere to house town operations appears to be more likely than expansion of Town Hall at this time.

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

Dorin provided an update. Delivery and installation of new plaques is underway. Fabrication of new plaques also underway. 10-12 outstanding requests for research. Discussion of the current state of consulting assistance and finance issues followed.

7. **Update – Fells Library Roof**

Gleysteen provided an update.

8. **Project Updates**

8a. **8 Lowell Rd:** McNally provided an update. Attorney Himmelberger indicated that he reached out to the Owner who was his client. Himmelberger has indicated that the Owner would contact the Planning Department directly.

A discussion about historic districts, neighborhood conservation districts and the processes for establishing each was had. Mr. Zehner, Mr. Himmelberger, Dorin, Gleysteen and Catherine Johnson spoke.

8b. **Beebe Plaque:** Goins has reached out to Jordan Warshaw (principal of firm that developed project) and will continue to do so. No response yet.

8c. **Historical Articles/Awards – Certificates:** According to email from Chairman, work to distribute continues.

8d. **Planning Department Update – Activities and Data Analysis**  
Met with the Chairman; discussion to continue.

A brief discussion of the rescheduling of the WHC retreat was had.

9. **Adjournment**

**Motion to adjourn by Goins seconded Schaffler. Unanimous in favor.**