

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

Voting Members Present: Loccisano, Lilley, Maitin, Carley (sitting by designation of the Chair), McNally, Brown, Goins, Gleysteen and Maitin (sitting by designation of the Chair)

Advisory/Alternate Members Present: Dorin (Advisory Member)

1. **Call to Order**

Chairman Brown called the meeting to order at 19:03

Chairman designated Alternate Member Carley as voting member in the absence of Member Shepsle; and Alternate Member Maitin as a voting member in the absence of Member Schauffler.

Demolition Review Bylaw Preservation Determinations

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

Owner Tom Lauer appeared. Attorney Himmelberger with him.

Mr. Himmelberger introduced the procedural posture of the case, noting that the Applicant will continue to pursue the application as a full demolition.

Mr. Lauer presented on the reasons why he moved into the home, expressed surprise at learning of the historical significance of the house.

Mr. Lauer stated that he did not move into the house to preserve the house, noting that he bought the house to live on the property but not in the existing house. He expressed a desire to downsize the size of the structure. He noted that he asked his architect to explore ways to preserve the original house and his architect made “heroic efforts” to do so – but that a determination was made that preservation would not be practical.

Neighbor Bill Rich (64 Abbott) spoke. Indicated that there is 100.0% neighborhood opposition to demolition as far as he could tell. He offered his thoughts on how do a renovation based on his experience in another jurisdiction. Indicated that he cannot support a demolition.

Neighbor Diane Freniere (72 Abbott) spoke. She spoke to the neighborhood feeling that there was exceedingly strong opposition in the neighborhood to any demolition. Expressed concern that “Abbott road will look like Cliff Road in 5 years” if neighbors don’t band together to stop the demolition. Contradicted the Applicant’s assertion that there was a Historical Commission plaque on the building that was removed [editor’s note – the Historical Commission was not able to find any record that any such plaque had been issued for 10 Livermore Road by the Historical Commission].

Neighbor Michael Greco (65 Livermore), a 41 year resident spoke. He spoke again on the subject of Hinsdale, IL (see minutes of the 8-13-18 Historical Commission meeting). Expressed a concern that

“allowing” 10 Livermore to be demolished would be a precedent. Reiterated his opposition to demolition.

Neighbor Silvia Hahn (across the street). Reiterated the neighborhood opposition. Spoke of the “hostility” in the neighborhood.

Neighbor Cindy (Pratt) Jazko spoke. She indicated that she is the 6th generation of her family to live in her home. Lives across the park from the subject property. Referencing the proposed demolition she stated, “this is my worst nightmare.”

Neighbor Nicole Hawkey (48 Livermore Rd.) spoke and implored the owner to preserve the house.

Neighbor Karen Parker, a Town Meeting Member from Precinct E, spoke. She indicated that cases like this were why she voted for the bylaw.

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

Chairman Brown implored the Applicants to consider the concerns of his neighbors. He also requested that the Applicant develop a project that preserves the original or near original portions of the home.

Public Hearings – Waiver Applications

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

Waiver was granted previously; hearing was formally closed by the Chairman.

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

Voted to continue the hearing to October 15; Moved Goins, seconded McNally. Unanimous in favor.

4. **Minutes:**

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

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

Mr. Brown announced a meeting on the matter being conducted by the Board of Selectman Wednesday, September 12, 2018. Mr. Dorin spoke on the renovation history of the building.

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

Dorin reported that the spreadsheet with the information has been updated. 17 plaques have been fabricated and are awaiting distribution.

Brown indicated that 10 research requests remain to be fulfilled.

4 additional have been researched, but which need to be voted on by the Commission (probably next month).

Mr. Dorin distributed and discussed a “Plaque Deliverables Report” concerning the (former) consultant’s performance.

A discussion followed concerning how to proceed with this initiative going forward.

Vote to allocate \$125 per property for the research of the outstanding 10 properties the owners of which have applied for plaques between the present and the time that an RFP can be drafted.

Moved by Carley, seconded by Lilley to approve a stopgap contract with a known researcher to complete the necessary research on the 10 outstanding properties whose owners have applied for plaques and any applications that might be received by the Commission prior the issuance of a new contract to be let pursuant to an RFP/Q to be issued by the Commission for a longer term contract, said stopgap contract to be at a cost of \$125 per property and a total cost estimated to be between \$4,000 and \$5,000, with a goal of completing said stopgap work by the end of the calendar year 2018.

7. Update – Fells Library Roof

New roof is on.

Dorin suggested keeping in touch with the Library Trustees concerning the use of the Fells Library.

There was a discussion over the procurement of the product, the good work of the Facilities Maintenance Department and getting the numbers to the CPC.

8. Project Updates

8a. **8 Lowell Rd:** Planning Director Zehner indicated that owner is amenable to a meeting with the Commission on Friday 9/14. Commission welcomes the meeting.

Brown recounted a informal conversation with the property owner. Owner indicated that her advisors/contractors suggested renovation was cost prohibitive.

The Commission discussed the property and about advocacy to preserve the home.

There was a discussion of proactively identifying homes in Town that the Commission might want to see preserved in some form or another.

Another discussion followed about the implications of considering a single-building historic condition.

Mr. Himmelberger, re-engaged by the Owner of 8 Lowell Road, spoke against the designation of the property as a single building historic district.

- 8b. **Beebe Plaque:** still no response form Mr. Warshaw
- 8c. **Historical Articles/Awards – Certificates:** more info to come

Brief discussion of the Hunnewell School feasibility study.

There was a discussion of the Historic District Commission's efforts to develop historic preservation guidelines – and the possibility that persons entering the demo review bylaw waiver process might benefit from.

Citizen Speak

Catherine Johnson – spoke on matters of single building historic districts

Spoke concerning a 'mocking historical plaque' that has been placed on a home in the Fells and which is not consistent with the Town's sign bylaw.

She indicated that she had been recently interviewed by the *Boston Globe* on the plusses and minuses of restrictions and demo review.

There was a discussion of recent press articles.

Recommended that the Commission petition the Historic District Commission and the Denton Road Neighborhood Conservation Commission to revise Bylaw section 46A

Mentioned the need for the Historical Commission to participate in the Annual Town Report going forward.

9. **Adjournment**

Motion to adjourn by Carley seconded Goins. Unanimous in favor. Meeting adjourned 22:34.