

WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
MAY 10, 2016, 6:45 PM
PLANNING DEPARTMENT OFFICE, WELLESLEY TOWN HALL

Members Present: Lisa Abeles, Edwina McCarthy, Eric Cohen, and Barry Friedman
Members Absent: David Smith and David Giangrasso
Staff: Heather Lamplough
Also Present: Gill and Melissa Dailey, 126 Woodlawn Avenue
Leah McGavern – Project Architect for 126 Woodlawn Avenue

Lisa Abeles called the meeting to order at 6:45pm.

Certificate of Appropriateness: 126 Woodlawn Avenue HDC 16-03:

Documents:

1. *Letter from Project Architect, dated May 6, 2016*
2. *Simpson Door Specs: 37662 Thermal Sash (SDL)*
3. *Anderson Window Specs: Woodwright Double-Hung 400 Series*
4. *Glass Mudroom Door Option Rendering A.1, dated May 10, 2016*

Discussion:

Applicant and homeowners Gill and Melissa Dailey presented the proposed project to the Commission, along with project architect, Leah McGavern of McGavern Design. The Commission discussed the options for the window replacements, including restoring the existing windows and installing storm windows over the original. Ms. Abeles explained that the replacement sashes would not fit into the existing windows because the existing window openings are most likely not perfectly square. The applicant's explained that they used the proposed Anderson vinyl windows on another historic house renovation. The Commission asked how old the existing windows are. The applicant stated that they do have the weights. The applicant stated that they want to only replace the sash so that they would not disrupt the interior woodwork. The applicant showed the Commission photographs of the house in which they used the Anderson windows. The project architect indicated that she serves on the Historic District Commission in Newburyport. She said her old commission does not like vinyl clad windows also. Ms. Abeles stated that it would have been helpful if the applicant had brought in a window to show the Commission. Mr. Cohen stated that fenestration is always an important issue to discuss.

Ms. Abeles asked the project architect for clarifications on the enclosing of the breezeway in between the garage and the house, specifically in regards to the archway. Ms. Abeles asked if they are keeping the existing lattice or if they will be replacing it. The architect stated that they will be replacing it. Ms. Abeles also asked the project architect for clarifications regarding a section of the rear addition. Ms. McGavern explained the addition to the Commission, and assured them that it would be able to be constructed. She stated that it does look odd on the plans, but that it does make sense three dimensionally. There were questions regarding the overhang on the roof and how much it projects. It was decided that the addition should match the existing rake details and the overhang on the house.

The Commission discussed the proposed changes and indicated that they would likely not vote in favor of the Anderson Woodwright windows, as they are vinyl clad windows. Mr. Cohen asked what the applicant was proposing to use for the three windows on the second story addition that will be visible from the street. The applicant stated that they were proposing the same Anderson Woodwright vinyl clad windows

WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
MAY 10, 2016, 6:45 PM
PLANNING DEPARTMENT OFFICE, WELLESLEY TOWN HALL

throughout the entire house, including the addition. Mr. Cohen asked what their other options for the windows are. Ms. Abeles stated that the Commission has stated that they would be okay with the existing windows being restored or removing the frame and installing the previously suggested Pella architectural series windows. Ms. Abeles suggested another local company in which makes custom wood windows. The project architect asked if there were any way to approve the project contingent on the windows being approved by the Commission at a later meeting. Miss Lamplough stated that it would need to be a more specific condition. The Commission inquired as to what windows would be visible from the street. Miss Lamplough stated that the windows on the front of the house and both gable ends are visible from Woodlawn Avenue. Mr. Dailey stated that he wanted to replace all of the windows with the same window so there is uniformity. Ms. Abeles stated that they can install whichever windows they want on the rear of the structure, because it is not within the Commission's purview. Ms. Dailey stated that she hates storm windows and that she wouldn't install JELD-WEN windows, because it is a cheap window. The project architect stated that Pella architectural series will also have a replacement sash. The applicant asked if the distance of the house from the street makes a difference in the Commission's decision regarding windows. Ms. Dailey explained to the Commission that they are doing everything they can to keep everything on the front of the house the way it is, they just need to replace the windows. Mr. Cohen stated that he doesn't believe that the distance from the street matters, the house is still an historic house. Ms. McCarthy stated that she believes that the 16-over-16 windows would lead to a lot of vinyl. Mr. Cohen asked the applicant how impossible it would be to have a contractor carefully remove the inside trim when replacing the windows. The project architect stated that it would not be impossible, that it is just an extra expense. Mr. Cohen stated that windows make up a lot of the character of the house, and that this is an important issue to the Commission.

Ms. Abeles stated that the Commission is happy with the mudroom, and the addition, it is just the brand/materials of the proposed windows that they have an issue with. The project architect asked what would happen if the Commission voted not in favor of the project. Ms. Abeles stated that the applicants would not be able to obtain a building permit. The Commission stated that they can vote for everything except the window replacement, and then come back at a later date for the windows. The Commission stated that the three windows on the addition that are visible from the street could not be vinyl.

Miss Lamplough reminded the Commission that the applicant has presented two options for the mudroom door. The applicant stated that they are leaning towards the full-glass door, but would like the option to door either as the project takes shape. The Commission indicated that they would be okay with either option. Ms. Abeles stated that she would be willing to make a motion to approve the addition, and mudroom with the Pella Architectural series windows, and that she personally would not vote in favor of the Anderson Woodwright vinyl clad windows. Miss Lamplough clarified that if the applicant were to have the Commission go ahead with the vote not including the windows, that when the applicant came back it would constitute a separate application (separate application fee and public hearing). Miss Lamplough reviewed the motion that is on the table, and Mr. Cohen asked if the applicants would like the Commission to vote on it. Ms. Abeles stated that this motion would allow them to move forward with the project and get a building permit for the addition and the mudroom, while they decide on what to do with the windows.

There were no comments from the public at either public hearing; however it was noted that the applicant and the abutter at 65 Hundreds Road have an agreement that the applicant will plant three trees in the left rear corner of the lot at 126 Woodlawn Avenue for additional screening in-between the two properties.

WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
MAY 10, 2016, 6:45 PM
PLANNING DEPARTMENT OFFICE, WELLESLEY TOWN HALL

Ms. Abeles made a motion to grant a Certificate of Appropriateness for 126 Woodlawn Avenue with the following conditions:

The two-story addition at the rear of the structure, second story addition, and the extension of the existing ridgeline on the left-rear section of the house, are approved as presented. The three windows on the second-story of the addition that face Woodlawn Avenue (shown on A.10) shall be Pella Architectural Series windows, wood interior and aluminum clad exterior.

The new mudroom door shall be either a Simpson Door, Series *Exterior French & Sash Doors*: 37662 Thermal Sash (SDL) or a glass door the same or substantially similar to the style presented and approved at the Historic District Commission meeting on May 10, 2016 and as illustrated in "Side Entry Sketch" (A.1), dated May 10, 2016.

The addition shall match all of the existing rake details and the overhang on the house.

The motion to grant the Certificate of Appropriateness did not include the approval of the proposed window replacements on the existing structure. The windows on the front, right, and left sides of the existing house shall not be replaced without the prior approval and the granting of a separate Certificate of Appropriateness from the Wellesley Historic District Commission.

Ms. McCarthy seconded the motion. The motion passed 4-0.

Minutes:

Documents:

1. *Minutes from 03/08/2016 HDC Meeting*

Mr. Cohen moved to approve the minutes. Mrs. Abeles seconded. The motion passed unanimously 4-0

2. *Minutes from 04/12/2016 HDC Meeting*

Ms. Abeles moved to approve the minutes. Ms. McCarthy seconded. The motion passed unanimously 4-0

3. *Minutes from 05/03/2016 HDC Meeting*

These meeting minutes will be voted on at the next meeting on May 24th.

The meeting was adjourned at 8:15pm.

Note: A recording of this meeting is available from the Planning Department.

Minutes Approved: 05/24/2016

Respectfully submitted by:
Heather Lamplough
Senior Planner