

WELLESLEY HISTORIC DISTRICT COMMISSION  
CALLED MEETING & PUBLIC HEARING  
JULY 19, 2016, 6:45 PM  
GREAT HALL, WELLESLEY TOWN HALL

Members Present: David Smith, Lisa Abeles, Eric Cohen, Edwina McCarthy, and Emily Maitin  
Members Absent: Barry Friedman  
Staff: Heather Lamplough  
Gilbert Dailey, 126 Woodlawn Avenue  
Also Present: Danna Greenberg, 45 Cottage Street  
David Morris, 47 Cottage Street

**David Smith called the meeting to order at 6:45pm.**

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

*Discussion:*

Applicant and homeowner Gil Dailey presented the proposed project. The Commission provided the applicant with an email that they received from a concerned citizen regarding the replacement of the windows. Miss Lamplough gave the Commission a brief recap of the previously approved addition and exterior changes to the property that were approved by the Commission back in May. The Commission asked the applicant to clarify if they were asking for replacement windows that would not disturb the interior trim. The applicant stated that yes, that is what they are requesting. Mr. Cohen stated that he had visited the property and had taken photographs of the windows on all four sides of the structure. Mr. Cohen shared the photographs that he had taken on his cellphone with the other Commission members. Mr. Cohen stated that the windows on the main box of the house look to be turn of the century windows (1900-1920) and they appear to be in really, really good shape. Mr. Cohen stated that he wished his windows were in that good of shape. Mr. Cohen stated that it looks like there are two-track storm windows of the existing windows and that the muntin bars on the windows are beautiful. Mr. Cohen stated that the windows on the main box all appear to be the same age, and were probably all installed at the same time. He stated that while he doesn't think that the windows are original, he thinks that they are probably 100 years old. Mr. Cohen stated that if this were his house, he would never take these windows out. Ms. Abeles stated that the windows do look like they are in excellent shape (while looking at the photographs from Mr. Cohen's phone). Mr. Cohen stated that homeowners usually come to the Commission stating that they want more energy efficient windows; however, with these double track storms, and with how tight the windows look, he can bet that these windows are more energy efficient than new construction windows. He stated that they are in unbelievably good shape.

Mr. Smith asked the applicant what the windows they would like to use will look like. Mr. Dailey stated that originally they wanted to replace them with the Anderson Woodwright windows, and now they have come back proposing the Pella windows. Mr. Cohen stated that with a replacement window, the interior trim is not disturbed. Mr. Dailey stated that they are going to be living in this house, but eventually they will be selling it, and without new windows, right or wrong, you will get dinged. Mr. Dailey said that his takeaway from the last meeting was that the Commission would be willing to approve Pella Architectural Series Windows. Mr. Dailey stated that the proposed windows will match the existing divided lights, whether they're 16-over-16 or 15-over-15. He stated that they are simulated divided light windows with real mullions. Mr. Cohen stated that with a replacement window that snaps into the existing frame, you end up with a frame in a frame, and he recalls that no one was excited about that. He stated that the question is whether you put in an entirely new window, and you'll have to find someone to take out the interior moldings.

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Ms. Abeles stated that there's a difference between a replacement window and a Pella window like what they are installing on the addition, with the simulated divided lights; that she would approve of. (13:30) But that seeing the pictures of the existing windows, she doesn't understand why the applicant would want to remove them. Mr. Cohen stated that what he understood from the last discussion was that the windows were in bad shape, and that they were mismatched. He stated that what he saw today was beautiful old windows, that he cannot see taking them out and replacing them. He stated that he doesn't agree with the whole re-sell, check the box, does it have the Pella windows and the granite countertops list. Mr. Cohen stated that he expected to see windows that were misfits, that don't close, they're not square, and the pulleys are broken... but that is not what he saw. Mr. Cohen stated that he is looking at it as a question of whether it is the right thing to do to replace those windows on that historic house. Ms. Abeles stated that she would have to agree, and that the windows do not look like they are in bad shape. Mr. Dailey asked who said that the windows were in bad shape? Ms. Abeles stated that applicant and his wife did. Mr. Dailey stated that he doesn't ever recall saying that the windows were in bad shape, and that they did not represent that. Ms. McCarthy stated that she agrees that she thought that they weren't working well and that they needed to be replaced. Mr. Dailey asked if that meeting was recorded, and asked if he could get a copy of that meeting.

Mr. Cohen stated that even if they fast forward to today and forget what their previous impression was, that the Commission thinks that the windows are a huge part of the character of the house and that they define the house. Mr. Cohen stated that he believes that it would be a tragedy to replace those windows. Mr. Cohen stated that the fenestration of the house is very important, along with the depths of the muntins, the profile, the glazing, and that the windows aren't totally perfect, and that that is the character of the house. Ms. Abeles stated that she agrees with Mr. Cohen. Miss Lamplough stated that she believes that its worth the Board's consideration the location of this house on the lot, and how far back from the street it is. Ms. Abeles stated that a house is a house, whether its five feet back from the road.

Mr. Smith stated that the house is in a historic district, and that he does agree that the windows are an important feature. He was wondering whether the windows would look the same, and stated that he guesses they would. Ms. Abeles stated that if it's a frame within a frame, that they will never look the same. Mr. Smith said that you have to also consider the glazing, and that the applicant must have been aware that the house was in an historic district when they purchased it. Mr. Dailey stated that it is a historic house, but that it is not within a historic district. Miss Lamplough explained that it was, that the building is in a single building historic district. Mr. Smith stated that to buy a house in a historic district and then change the house, is kind of inconsistent. Mr. Smith stated that new windows are subject to failure, whereas the existing windows could continue to exist for another hundred years. Mr. Smith stated that in terms of energy efficiency, he's heard arguments for both sides of that.

Mr. Cohen stated that he thinks the applicant should feel lucky that he has such great windows that don't need to be replaced. Ms. Abeles stated that keeping the existing windows would be great because then you don't have to remove the interior trim, and you also don't have to spend the money on replacing windows. Miss Lamplough explained to the applicant how the house is a single building historic district, and that there was an extensive study done on the house, and it was voted and approved as a historic district at Town Meeting. Ms. Maitin stated that while she wasn't on the commission during the original permitting for this project, she did go by the house twice to look at the house. She stated that from the road, where she looked at the windows, she could not tell what the condition of the windows were. Ms.

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Maitin stated that she could only see approving this project, if the windows needed to be replaced and if they were an exact duplicate of what is there now, design-wise.

Chairperson David Smith explained the options to the applicant: that the Commission can make a motion and vote, or the applicant can withdraw the application. Miss Lamplough stated that the applicant can also request a continuance. Mr. Dailey stated that during the previous discussion they had stated that they wanted all of the windows in the house to be the same. Ms. Abeles stated that if the applicant really wants all of the windows in the house to be consistent, then they should have the new windows for the addition custom made to match the existing windows. Miss Lamplough asked what the Board's main concerns were regarding the proposed Pella Architectural Series windows, because during the last discussion, it was stated that Pella Architectural Series windows were acceptable. Ms. Abeles stated that upon looking at the windows, and seeing the condition that they are in, in which she described as "mint condition"; and also that she is never in favor of putting in a replacement window. Mr. Dailey stated again that he would like to listen to the recording from the previous meeting, because his recollection was that the Board had discussed these windows as being acceptable. Mr. Cohen stated that he believes that we are mixing terminology. He stated that his impression was the Pella Architectural Series windows were okay for the new construction (addition), but that any sort of replacement window, sash in sash windows were going to work on the existing house. He stated that solution that they had previously discussed including removing the whole window frame, and putting in the same new window in the old part of the house that the Commission approved for the new part of the house. He stated that the questions was: can your contractor, in an appropriate way, remove the frame and trim to install the new window without disrupting the interior of your house? Ms. Abeles agreed that that was the discussion, but now that she has seen the condition of the windows, she just cannot see replacing them. Ms. Abeles stated that when someone buys this house, they are going to appreciate those historic windows.

Mr. Cohen stated again that he thinks there was a misunderstanding regarding replacement windows and new windows. Miss Lamplough asked the Commission if they would be okay if the applicant were to propose to install new Pella Architectural Series windows (not replacement windows) in the old section of the house. Mr. Cohen stated that they are now saying no; that based on the windows that they have seen, he would not be in favor of replacing the old windows that seem in perfect functioning order. Ms. Abeles stated that after seeing what the windows look like, she would also not be in favor of replacing the windows.

Mr. Smith explained that nothing is decided until the Commission takes a vote, which has not happened yet. Ms. Abeles stated that regardless of what happened during the last meeting this is a separate vote. Mr. Smith explained to the applicant that the Commission can bring it to a vote, and if it is denied, the applicant will have certain appeal rights. He explained that they could continue the meeting, so that the tapes of the last meeting can be reviewed, and decide on a course of action at that time. Mr. Cohen asked if they could split the vote, and vote on the windows on the new section tonight, and wait to vote on the windows on the old section. Miss Lamplough clarified that the Commission already approved the windows on the addition at the last meeting, that they already approved the Pella Architectural Series windows for that section of the house. Ms. Abeles stated that the Commission could approve changing the already approved Pella windows on the addition to custom windows made to match the existing windows. The explained that it would probably be cheaper to have those windows custom made, then to replace all the windows in the house. The applicant stated that if they were trying to do this renovation on the cheap then they wouldn't have replaced all the electrical and all the HVAC throughout the house. Mr. Dailey

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stated that this is a fairly significant financial project, and now he is hearing something different from the Commission than what was previously said during the last meeting.

Ms. Abeles asked if the applicant would like to Commission to continue the meeting. The applicant stated that he did not know, because that would further delay their construction. Mr. Smith stated that if they continue the meeting, then the applicant could come back with an application to change the windows in the addition to custom milled windows to match the existing. Miss Lamplough stated that she thinks the applicant would like to go back and listen to the recording of the previous meeting. She asked for a clarification from the Commission that no matter what was stated and discussed during the last meeting, that the Commission is now saying that they will not approve any sort of window replacement, whether that is a replacement window or an entirely new window. Mr. Cohen and Ms. Abeles stated that that would be their opinion. Ms. Abeles stated that this is a new application and a new meeting. She explained that the makeup of the Commission is slightly different now, because the former chair has resigned and there is a new Commissioner. The applicant stated that while he is frustrated with this process he does want to express his appreciation to the Board for volunteering their time to the Town. Mr. Dailey stated that he doesn't believe that they would be requesting a continuance just to ask for a change for the already approved windows in the addition. Mr. Cohen stated that regardless of the last meeting, anything short of custom milled windows, which he's not even sure that would pass, would be approved regarding the replacement of the existing windows. Ms. Abeles added, that unless the existing windows have failed terribly, then they probably won't pass the replacement of the windows. Ms. Abeles stated that the Commission could make a motion to allow either the previously approved Pella Architectural Series windows on the addition, or the change of those windows to custom milled windows to match the existing windows on the main house.

The Commission and the applicant discussed at length which windows on the house are under the Commission's purview, including the windows on the front façade, the windows visible from the street on the left and right sides of the house and the house on the side of the garage. They reiterated that the windows on the rear of the structure, and the windows behind the garage, that are not visible from the street are not under the Commission's purview, and are therefore excluded from this discussion.

Miss Lamplough asked the Commission to outline what they would like the applicant to come back with, if the Commission were to continue the public hearing. Mr. Smith stated that the applicant is going to do his research and come back with a decision on whether or not he wants the Commission to vote to change the already approved windows on the addition, so that they can be custom-milled to match the existing windows on the house. Mr. Smith stated that the motion to replace the windows on the main block of the house would most likely fail. He stated that the applicant can leave the windows as is, and put the already approved windows in the addition, and not come back at all; or if the applicant really wants all the windows to match, he can come back and request to change the windows on the addition to custom windows milled to match the existing windows. Ms. Abeles stated that the Commission is not going to agree to take out the existing windows in the house.

Mr. Dailey requested the tapes from the last meeting. Miss Lamplough stated that she would try to email them to him tomorrow morning.

There were no comments from the public at the public hearing.

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*Mr. Smith, in agreement with the applicant, made a motion to continue the public hearing for 126 Woodlawn Avenue to Tuesday, July 26, 2016 at 6:45pm. Ms. Abeles seconded the motion. The motion passed 4-0.*

Ms. Maitin asked the applicant if it would be okay if she went onto the property to look at the windows. Mr. Dailey said yes.

**Certificate of Appropriateness: 45 Cottage Street HDC 16-05:**

*Documents:*

1. *Staff Report dated July 12, 2016*
2. *Application for Certificate of Appropriateness*
3. *Description of Project*
4. *Map showing location of fence*
5. *Photographs of Existing and Proposed Fence*

*Discussion:*

Applicant, Danna Greenberg presented the proposed project at 45 Cottage Street to the Commission at the public hearing on July 19, 2016. The proposed project involves the replacement of the deteriorated 8' tall wood fence along the rear property line. The new fence will be an 8' tall wood fence that matches the style of the existing fence along the side property line. Ms. Greenberg explained that you really cannot see the fence they are requesting to replace because there is another 8' tall wood fence in front of it around the pool. Ms. Greenberg explained that the fence is even in worse condition after the previous evening's micro-burst, because the neighbor's trees fell onto the fence. Ms. Greenberg explained that they do plan to replace the visible fence eventually, but it will be replaced with the same lattice-topped fence style.

There were no comments from the public.

*Ms. Abeles made a motion to grant a Certificate of Appropriateness for 45 Cottage Street. Mr. Cohen seconded the motion. The motion passed unanimously 5-0.*

**FY17 Meeting Calendar and Submittal Deadlines**

The Commission discussed the proposed FY17 meeting calendar and submittal deadlines for applications. Miss Lamplough explained that she is proposing to hold an Historic District Commission meeting on the first Tuesday of every month (unless holiday or meeting conflict), and if they do not receive an application, she will cancel the meeting. Miss Lamplough explained that they do these set meeting dates and submittal deadlines for the other Boards the Planning Department staffs. The Commission stated that they believe that this is a great idea.

*Mr. Cohen made a motion to approve the FY17 Meeting Calendar as presented. Ms. Abeles seconded the motion. The motion passed unanimously 5-0.*

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**Commission Membership:**

*Lisa Abeles made a motion to appoint David Smith as Chair of the Wellesley Historic District Commission. Eric Cohen seconded the motion. The motion passed unanimously 5-0.*

*Eric Cohen made a motion to appoint Lisa Abeles as Vice-Chair of the Wellesley Historic District Commission. David Smith seconded the motion. The motion passed unanimously 5-0.*

*Lisa Abeles made a motion to appoint Eric Cohen as Secretary of the Wellesley Historic District Commission. Edwina McCarthy seconded the motion. The motion passed unanimously 5-0.*

**Minutes:**

*Documents:*

- 1. Minutes from 05/24/2016 HDC Meeting*

These meeting minutes will be voted on at the next meeting on July 26, 2016.

**The meeting was adjourned at 8:30pm.**

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

Minutes Approved: 09/07/2016

Respectfully submitted by:  
Heather Lamplough  
Senior Planner