

WELLESLEY HISTORIC DISTRICT COMMISSION  
CALLED MEETING & PUBLIC HEARING  
SEPTEMBER 7, 2016, 6:45 PM  
GREAT HALL, WELLESLEY TOWN HALL

Members Present: David Smith, Eric Cohen, Edwina McCarthy, and Emily Maitin

Members Absent: Lisa Abeles

Staff: Heather Lamplough  
Gilbert Dailey, 126 Woodlawn Avenue

Also Present: David Morris, 47 Cottage Street  
Catherine Johnson, Planning Board

Miss Lamplough read Barry Freidman's resignation letter to the Commission.

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

**Certificate of Appropriateness: 47 Cottage Street HDC 16-06:**

*Discussion:*

The applicant, David Morris presented the proposed project to the Commission. He explained that they are proposing to replace the fence on the right side of the house and install a new freestanding gate on the left side of the house. He explained that they would be replacing the fence with the fence that matches the existing fence along the property line, and that they are proposing to move the fence closer to the street than the existing fence. It will be places 7.5 feet closer to the street, which will leave 3 feet between the fence and the driveway for plants. He stated that the fence will bme cedar, and that they will be using the same contractor as their neighbors at 45 Cottage Street. He stated that it will either be left as is to weather naturally or stained. Mr. Cohen asked for some clarifications. Ms. Maitin asked what the finish of the existing property line fence is. Mr. Morris stated that he believes it was not stained, and it just naturally weathered.

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

*Ms. McCarthy made a motion to grant the Certificate of Appropriateness for 47 Cottage Street. Mr. Cohen seconded the motion. The motion passed unanimously 4-0.*

**Certificate of Appropriateness: 126 Woodlawn Avenue HDC 16-07:**

*Discussion:*

The applicant, Gilbert Dailey presented the proposed project to the Commission. He explained that there as an existing two-car garage on the right side of the house, and that they are proposing to create a four-car tandem garage. Mr. Smith asked if there would be garage doors at the rear and an extension of the driveway as a result of this proposal. Mr. Dailey stated that there would not be, the car would be parked tandem in the garage and will have to be backed out. Mr. Smith asked what the roofline of the garage will be. Mr. Dailey stated that the roof will remain the same as it is presently.

Mr. Cohen stated that he believes that this is a missed opportunity to do something more unique. He stated that the addition is so big and plain, and that he doesn't think just extending it backwards is the best solution. Mr. Dailey stated that they knew that the Commission has been concerned with not altering the look of the house, and that is how they came up with this solution for the garage. Mr. Smith asked if they

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have considered breaking up the massing somehow, and if there would be shutters on it. Mr. Dailey said that they would certainly be willing to add an additional window and/or shutters to break up the massing. Mr. Smith stated that he is not necessarily opposed to the idea of extending the garage, but he would like to see a way to break up the massing, and the massing of the roof, so that it doesn't look like a warehouse. Ms. Maitin stated that she believes that there will be additional massing on the left side of the house then there is existing, so that she doesn't think that this will look too large on the house. Ms. McCarthy stated that while it is a large mass, she doesn't think that it will be very visually impacting to the street view of the house.

Mr. Cohen stated that he would have made it look more like a barn or something, and less like a 1950's shed. Mr. Cohen stated that he wouldn't build this next to his house. Mr. Dailey stated that they are really trying to preserve the view of the house from the street with this plan. Mr. Smith asked about possibly adding a cupola to the roof to add some visual interest. Miss Lamplough stated that this proposal is the best solution to maintain the appearance of the house from the street. She stated that creating a faux-barn style garage would significantly alter the look of the house from the existing. Mr. Smith stated that he would like to see another stab on it.

Mr. Cohen asked about the work that is being done to the chimney. He stated that when he drove by the house they appeared to be putting stone on the chimney, which he stated looked good, but he was questioning whether it needed to be approved by the Commission. Mr. Dailey stated that he couldn't remember off hand what the material of the chimney was before beginning work. He stated that it was some type of white box that had been built around the chimney. Miss Lamplough stated that she would consult the site visit photographs taken before any work began on the house and follow up with the applicant.

Mr. Cohen asked what the build schedule was on the project and how continuing this public hearing would affect the project. Miss Lamplough asked the Commission how they would feel if a piece of fencing was installed to break up the massing and block the view of the addition from the street. She also asked the Commission how they would feel if there was landscaping planted along the base of that side of the garage to break up the massing. The Commission stated that would not satisfy them. Mr. Smith stated that for him, the addition of a third window would work, in addition to something to break up the massing of the roof. Miss Lamplough stated that there isn't much that could be done to break up the massing of the roof, because the slope of the roof is too low to add a gabled dormer, and an eyebrow dormer would not fit in architecturally with the rest of the house.

Miss Lamplough asked about the possibility of adding a third window and some window boxes underneath. She stated that she is trying to give the Commission and the applicant some ideas. Mr. Smith stated that either a third window or a door would do it for him. Miss Lamplough stated that someone on the Commission can put a motion on the table to approve the project with the addition of a third window and we can see how that vote goes.

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

*Mr. Smith made a motion to grant a Certificate of Appropriateness for 126 Woodlawn Avenue, with the condition that a third window shall be added to the right wall of the garage. The window shall be centered in between the two proposed windows shown on the elevation drawing, and consistent with the windows on the*

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*main block of the house. Ms. Maitin seconded the motion. The motion passed 3-1. Commissioner Eric Cohen was opposed.*

The next Historic District Commission meeting is scheduled for Tuesday, October 4, 2016.

**Minutes:**

*Documents:*

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

These meeting minutes will be voted on at the next meeting on October 4, 2016.

2. *Minutes from 07/19/2016 HDC Meeting*

Ms. Maitin moved to approve the minutes. Mr. Smith seconded. The motion passed unanimously (4-0).

3. *Minutes from 07/26/2016 HDC Meeting*

Ms. Maitin moved to approve the minutes. Mr. Cohen seconded. The motion passed unanimously (3-0).

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

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

Minutes Approved: 10/04/2016

Respectfully submitted by:  
Heather Lamplough  
Senior Planner