

WELLESLEY HISTORIC DISTRICT COMMISSION  
CALLED MEETING & PUBLIC HEARING  
OCTOBER 17, 2016, 5:30 PM  
PLANNING DEPARTMENT OFFICE, WELLESLEY TOWN HALL

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

Members Absent: Lisa Abeles

Staff: Heather Lamplough

Brian Menna, 30 Cottage Street

Also Present: Charlotte Menna, 30 Cottage Street  
Gil Menna, 30 Cottage Street

**David Smith called the meeting to order at 5:30pm.**

**Certificate of Appropriateness: 30 Cottage Street HDC 16-08:**

*Documents:*

- Staff Report, dated September 27, 2016
- Photos from site visit on September 26, 2016
- Application for Certificate, submitted September 6, 2016
- Application Packet
  - Project Narrative
  - Exterior Photographs
  - Interior Photographs of Stairwell
  - Plot Plan
  - Existing Floor Plans, Elevations, and Renderings
  - Proposed Floor Plans, Elevations, and Renderings
  - Marvin Wood Tilt Pacs Spec Sheet
- Email from Brian Menna, with photos of Marvin Windows, dated 10/14/2016

*Discussion:*

The applicants, Brian and Charlotte Menna presented the proposed project to the Commission. Mr. Menna stated that they did have the paint on the windows tested, and they did come back positive for lead. Mr. Menna explained that the only muntin option for the true divided lites is 1 and 11/16ths which does not match the existing muntin profiles of their windows. To get the muntin profile to match the existing 7/8ths they will need to get the simulated divided lites. He explained that it is not a snap-in muntin, that they are built into the window themselves, and that it is on both sides of the glass not in between the glass.

Mr. Cohen explained to the Commission that with permission of the property owner, he visited the site and explained what he saw when he looked at the windows. He stated that they are heavy wood windows, and he would not be surprised if they were original. He stated that the window jambs have been painted and that the age of the windows would lead him to believe that they would have lead paint. He stated that it looked like there were at least 6-7 coats of paint on the windows.

Mr. Menna presented the Commission with photographs of the proposed Marvin window with the simulated divided lites in the muntin profile that they are proposing to install. He also presented the Marvin wood windows tilt pac specifications which has drawings of the windows and section details of

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the windows. Mr. Smith asked the Commission which is more important to the Commission, whether the windows are a true divided lite, or if the muntin matches the existing windows. The Commission seemed to be in agreement that the muntin profiles and size matching the existing is more important.

Mr. Cohen explained how the replacement window will fit into the window frame and how much of the jamb liner will be visible.

Miss Lamplough asked what the applicant would like to do in regards to the dormer and the extension. The applicant stated that they'd like to continue that request to the spring. Miss Lamplough asked for a motion to continue the public hearing for the rear addition and the dormer to the HDC meeting schedule for March 7<sup>th</sup>, 2017. Mr. Cohen made a motion to continue the public hearing for the rear addition and the dormer to the HDC meeting schedule for March 7<sup>th</sup>, 2017. Ms. McCarthy seconded the motion. The motion passed (4-0).

Mr. Cohen stated that he spoke with a window restoration company in Waltham and they said that it was \$1,200-\$1,300 per window to strip the windows and get them paint ready. Mr. Gil Menna stated that as a lawyer he would remind the Commission that those companies cannot legally ensure that all of the lead has been removed.

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

*Mr. Smith made a motion to grant a Certificate of Appropriateness to replace the existing windows at 30 Cottage Street subject to the following condition:*

*The existing windows visible from a public way, may be replaced with replacement Double Hung Tilt Pac Marvin wood windows, with simulated divided lites. The replacement windows must appear exactly the same, or as identical as possible, as the existing windows (two-over-two sash with a 7/8" wide muntin).*

*All construction activities shall comply with the submitted application materials, listed above, except where revisions are necessary to comply with the required conditions. Where revisions are necessary, the applicant shall present them to the Planning Director per Part E., Certification, of Section XIVD, of the Zoning Bylaw.*

*This certificate shall not relieve the applicant of complying with all other applicable regulations.*

*Prior to the issuance of a Building Permit, Planning Department Staff shall review and certify that the plans submitted to the Building Department for permits are substantially consistent with those approved under this Certificate of Appropriateness, and these conditions.*

*Prior to the approval of a final inspection by the Building Department, as applicable, the Planning Department Staff shall inspect the completed work and submit confirmation to the Building Department that the work was completed consistent with the issued Certificate of Appropriateness.*

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

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**Minutes:**

*Documents:*

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

These meeting minutes will be voted on at the next meeting on November 2, 2016.

2. *Minutes from 10/04/2016 HDC Meeting*

These meeting minutes will be voted on at the next meeting on November 2, 2016.

The next Historic District Commission meeting is scheduled for Wednesday, November 2, 2016 at 6:45pm.

**The meeting was adjourned at 6:40pm.**

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

Minutes Approved: 11/02/2016

Respectfully submitted by:  
Heather Lamplough  
Senior Planner