

WELLESLEY HISTORIC DISTRICT COMMISSION
PUBLIC HEARING
APRIL 2, 2014; 6:45 PM
PLANNING BOARD OFFICE, TOWN HALL

Members Present: Edwina McCarthy, David Giangrasso, David Smith, Carolyn Morris, Lisa Abeles
Staff: Erin Heacock
Also Present: No others present

Chair McCarthy opened the public hearing at 6:45 pm.

16 Cottage Street

Documents:

- Project Narrative
- Sheet EX-1, Existing Second Floor Plan, Prepared by Abeles & Associates Architects, Inc., dated March 5, 2014
- Sheet A-1, New Second Floor Plan, Prepared by Abeles & Associates Architects, Inc., dated March 5, 2014
- Sheet A-2, New Interior Elevation, Prepared by Abeles & Associates Architects, Inc., dated March 5, 2014
- Sheet A-3, New Interior Elevation, Prepared by Abeles & Associates Architects, Inc., dated March 5, 2014
- Existing Condition Photographs
- Proposed Condition Rendering
- Marvin Wood Ultimate Double Hung Window NFRC Values
- Marvin Wood Ultimate Double Hung Window Elevation
- Marvin Wood Ultimate Push Out Awning NFRC Thermal Performance
- Marvin WUAN and WUPAWN Standard Sizes: Operator/Stationary

Discussion:

Ms. Abeles recused herself from the Commission to present the request for a Certificate of Appropriateness at 16 Cottage Street.

Ms. Abeles described the project as a window replacement and addition. There are three locations on the house that will be addressed. At the rear of the home, an octagonal window will be replaced with a seeded glass and leaded window. On the right elevation, the existing single window will be replaced with two double hung windows added in the proposed dressing room. It will be centered on the wall to take advantage of eastern morning light.

Ms. Abeles notes that these two windows will definitely happen. The third window is contingent on the budget. Ms. Abeles preferred to ask for permission from the Commission now rather than having to return at a later date if the budget allows the window. The third window is also on the right elevation. The proposed awning window will be added to the bathroom. It will have a criss-cross muntin to match other windows on the house.

Ms. Abeles also noted that the porch would be repainted. Ms. McCarthy noted that the HDC has no authority over paint color.

Ms. McCarthy asked if there were any questions from the Commission.

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Mr. Smith asked why the decorative window at the rear has three circles when the rest of the windows have the criss-cross muntin.

Ms. Abeles explained that she wanted to install a fancier window in that location. Typically, on stair landings, a fancier window would be installed so it is appropriate.

Mr. Smith asked if the window will be custom made cut glass. It will be.

Mr. Smith asked if the window will be clear glass. Ms. Abeles explained that the fabricator pours the glass into a mold which creates the seeded appearance.

Mr. Smith asked if the window is insulated. Ms. Abeles described it as being a double pane window. The leaded glass is on the interior for protection and a clear glass pane is on the outside.

Mr. Giangrasso moved to accept the plans as presented. Mr. Smith seconded the motion. The motion passed unanimously (4-0).

Vacant Commissioner Position

Ms. Heacock explained that she will do another round of outreach for a new Commissioner.

Previous Minutes

The Commission did not consider the previous minutes during the meeting.

The Commission adjourned at approximately 7:10 pm.

Erin L. Heacock
Planner

Minutes Approved: June 3, 2014