

WELLESLEY HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
JUNE 3, 2014; 6:45 PM  
PLANNING BOARD OFFICE, TOWN HALL

*Members Present:* Edwina McCarthy, David Giangrasso, David Smith, Carolyn Morris, Lisa Abeles, Eric Cohen  
*Staff:* Erin Heacock, Michael Zehner  
*Also Present:* Russell Santoro, Jeff Cerio, Tad Heuer, Shannon Monaghan, Joseph Hickson, Tamara Sielecki

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

### **7 Cottage Street**

*Documents:*

- Project Narrative
- Front Elevation, Prepared by Russell Santoro, Add-Vantage Construction, undated
- Rear Elevation, Prepared by Russell Santoro, Add-Vantage Construction, undated
- Right Side Elevation, Prepared by Russell Santoro, Add-Vantage Construction, undated
- Left Side Elevation, Prepared by Russell Santoro, Add-Vantage Construction, undated
- Detail, Prepared by Russell Santoro, Add-Vantage Construction, undated
- Pella Out-Sing French Door Aluminum-Clad Wood Specification
- Pella Architect Series Hung Window Specification
- Signature Carriage 570 Series Garage Door Specification
- Zoning Board Plan, Prepared by Carlson Survey Company, dated May 14, 2014
- Site Photographs

*Discussion:*

Russell Santoro, Add-Vantage Construction, presented the proposed project at 7 Cottage Street. The proposed project consists of enclosing an existing carport. Mr. Santoro previously presented a project to reside the existing house at 7 Cottage Street. The proposed garage would have the same appearance. The footprint of the carport would not change.

Ms. McCarthy asked about the purpose of the French doors. Mr. Santoro noted that the French doors will provide access to the flower garden. The homeowner will have work space within the garage for potting.

Mr. Cohen asked if the survey was drawn to scale because the site photographs show what seems to be a larger carport. Mr. Santoro said that the survey is to scale. The photographs were taken on an angle giving it the appearance of a larger structure.

Mr. Smith asked if the structure would be removed. It will not be removed, only enclosed. A new roof will be installed after the rubber roof is removed.

Ms. Abeles asked where the section drawing is located. Mr. Santoro indicated that the section is between the clapboards and the shingles. It was taken from the house as the proposed enclosure will match the existing house. The section is on the gable end. The shingles have a slight flare.

Ms. Abeles expressed concern that the section does not match the elevation presented of the garage. Ms. Abeles notes that the detail shows a molding, fascia, and then another molding, which isn't shown on the elevation.

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Ms. Abeles would also prefer to see additional information on the gutter return, and how it relates to the molding and fascia boards. Mr. Santoro described that the gutter would be tucked up under the shingles. The scallop shingles would have to rise by one course. The detail and elevation would have to be altered.

Ms. Abeles prefers a more accurate and larger drawing. In theory, the plan looks good, but the Commission needs to see a better drawing to see how the gutter relates to the shingles, molding, fascia, and clapboards.

Ms. McCarthy asked if the carport is visible from the street. A portion of the carport is visible from the street.

Ms. Morris asked if the shed and fence to the left of the carport would remain. The fence will remain but the shed may be moved.

Ms. Abeles asked if there is one garage door. It is one garage door about 16 feet long and goes up as one door.

Ms. Abeles asked if the garage door is wood. It is.

Ms. Abeles asked if there were any discussions about having two single doors rather than one French door. Mr. Santoro indicated that the columns supporting the carport prevent the installation of two doors.

Mr. Cohen confirmed that the only project element under consideration is the garage. It is.

Ms. Abeles asked if the Pella wood windows would have the wider sill. They will.

Mr. Cohen asked about the gutter materials. Ms. Santoro indicated that the gutters would be aluminum or wood. They will be aluminum to match the house.

Mr. Cohen wondered if the Commission is fine with aluminum gutters on the garage. Ms. Abeles thought that the aluminum gutters would not be noticed from the street.

Ms. Abeles asked for the applicant to return with details on the garage that match the elevation.

Mr. Giangrasso asked if the windows and doors are aluminum clad. They are, the outside of the window is clad and the inside is wood. Ms. Abeles thought that, again, the material would not be noticed from the street.

Ms. Smith wondered if the Commission could approve the project conditioned on the garage match the house.

Mr. Cohen asked if there was any reason why Mr. Santoro couldn't start the project contingent on submitting the additional drawings to the Commission.

Ms. Heacock noted that the Commission couldn't approve the drawings electronically. The Commission would have to meet in an open session to approve the drawings.

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Mr. Santoro also noted that the project has to go to the Zoning Board of Appeals for approval as the carport is a pre-existing non-conforming structure.

Ms. Abeles moved to approve the project for the purposes of allowing an application to the Zoning Board of Appeals for a special permit and, if approved by the Zoning Board of Appeals, a Building Permit, but conditioned on the submittal of a detail of the garage gable end, a detail of the garage right/left façade, and a detail of the gutter return at a deferred meeting of the Historic District Commission. Mr. Smith seconded the motion. The motion passed unanimously (6-0).

**19 Abbott Street & 17 Abbott Street**

*Documents:*

- Project Narrative for 19 & 17 Abbott Street
  - Exhibit 1: Schematic for 19/17 Abbott Street Fence Proposal
  - Exhibit 2: Schematic for 17 Abbott Street Fence Proposal
  - Photo A: Existing Conditions
  - Photo B: Existing Conditions
  - Photo C: 19/17 Abbott Street Fence Existing Conditions
  - Photo D: 19/17 Abbott Street Fence Existing Conditions
  - Photo E: 17 Abbott Fence Existing Conditions
  - Photo F: Proposed Gutter Style
  - Photo G: Proposed Gutter Style
  - Photo H: 17 Abbott Street Gutter Existing Conditions
  - Photo I: 17 Abbott Street Gutter Existing Conditions
  - Photo J: 17 Abbott Street Gutter Existing Conditions
  - Photo K: 17 Abbott Street Foundation Existing Condition
  - Photo L: 17 Abbott Street Foundation Existing Condition
  - Photo M: 1921 Central Lumber Company house plan
  - Photo N: 1922 Sears catalog “Castleton” foursquare model home
  - Photo O: Stairwell Window
  - Photo P: Proposed Stairwell Window Replacement
  - Photo Q: Proposed Stairwell Window Replacement
- Supplemental Information for 17 Abbott Street
  - Photo P: Substitute Proposed Stairwell Window Replacement
  - Photo Q1: International Art Glass Catalogue (1914)
  - Photo Q2: Art glass examples from Carr-Cullen millwork catalogue (Minneapolis, c. 1920)

*Discussion:*

The homeowners of 19 Abbott Street, Jeff Cerio, and 17 Abbott Street, Tad Heuer and Shannon Monaghan, presented the joint proposal. Specifically, the joint project includes a common fence line between 19 and 17 Abbott Street, and an additional fence, the addition of gutters, and a window replacement at 17 Abbott Street.

Mr. Cerio explained that there is an existing fence surrounding 19 Abbott Street. The plan includes moving the fence forward and extending it across the property line between 19 and 17 Abbott Street. The purpose is to properly enclose the yard for children and pets.

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Ms. McCarthy confirmed that the proposed fence would be the same 42-inch white picket fence. Mr. Heuer stated that the portion of the fence to be moved on 19 Abbott Street would be reused, and the extensions and the fence to be located on 17 Abbott Street would be constructed to match.

Ms. Morris asked if the shrub on the property line would have to be moved. Mr. Heuer explained that it may have to be moved.

Ms. Abeles suggested that the bottom of the pickets be elevated off the ground to avoid wicking water.

Mr. Heuer explained that two gates would be installed to allow the homeowners to access the front yard.

Mr. Smith asked if the gate would be hinged.

Ms. Abeles asked what type of gate would be installed as it would need a frame.

Mr. Heuer thought that a Z frame would be appropriate. The pickets would continue across the frame and the frame would be on the interior.

Ms. McCarthy confirmed that the same style gate would be used for both properties. It will be.

Mr. Smith moved to approve the fence at 19 Abbott Street with gate constructed with a Z frame on the inside and continuation of the pickets across the gate. Mr. Cohen seconded the motion. The motion passed unanimously (6-0).

Mr. Smith also moved to approve the fence at 17 Abbott Street with gate constructed with a Z frame on the inside and continuation of the pickets across the gate. Mr. Cohen seconded the motion. The motion passed unanimously (6-0).

Ms. McCarthy asked Mr. Heuer to explain the other project elements at 17 Abbott Street.

Mr. Heuer explained that a new fence would be installed at the top of the driveway at 17 Abbott Street to complete the enclosure of his property. There is an arborvitae hedge on the right side of the property, the existing 19 Abbott Street fence on the left side of the property, and the existing 10 Waban fence at the rear of the property.

Ms. McCarthy asked if the driveway fence would match the shared fence. It will be with the same type of gate.

Ms. Abeles moved to approve the driveway fence at 17 Abbott Street with gate constructed with a Z frame on the inside and continuation of the pickets across the gate. Mr. Giangrosso seconded the motion. The motion passed unanimously (6-0).

Mr. Heuer continued to describe the stairwell window replacement. He noted that the window originally selected has been sold. Ms. Monaghan asked that the Commission condition their approval on a similar style window should the second choice window be sold as well.

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Mr. Heuer explained that the windows on the home were replaced in 1997 or 1998. At this time, condensation is getting into the window and it needs to be replaced. Mr. Heuer would like to use a leaded glass window in this location as it is appropriate to the age and style of the home.

Ms. Abeles asked if a storm window would be installed. Mr. Heuer will install a magnetic storm on the interior.

Ms. Cohen asked if the salvaged window will fit the opening. Mr. Heuer stated that the window is smaller than the opening so it will fit.

Mr. Cohen asked Mr. Heuer to describe the gutter proposal.

Mr. Heuer explained that the existing structure has front and rear gutters and downspouts.

Ms. Abeles thought that the gutters would help with the aesthetics of the home. She suggested that the gutter be wrapped all around the house.

Mr. Cohen asked where the gutter would be installed. Mr. Heuer explained that the gutters would be installed on the fascia board.

Ms. Abeles suggested that downspouts should be installed on the right elevation at the front and rear corner of the home. Ms. Abeles also suggested that a third downspout be installed on the left elevation at the front corner.

Mr. Cohen asked why Mr. Heuer provided a picture of the foundation. Mr. Heuer explained that it was the support the case for gutters as the foundation gets damaged by unmitigated runoff.

Ms. Abeles moved to approve gutters on the three visible sides with all four corners mitered and downspouts in three locations on the right elevation at the front and rear corner of the home and on the left elevation at the front corner. Ms. Abeles also moved to approve the stairwell window replacement with the window identified or a similar window. Mr. Smith seconded the motion. The motion passed unanimously (6-0).

### **Vacant Commissioner Position**

Mr. Hickson and Ms. Sielecki described their interest in joining the Historic District Commission. Ms. McCarthy indicated that the Commission will be in touch regarding their interest.

### **Previous Minutes**

Mr. Giangrasso moved to approve the minutes from December 10, 2013 and April 2, 2014 as written. Mr. Cohen seconded the motion. The motion passed unanimously (6-0).

The Commission adjourned at approximately 8:25 pm.

Erin L. Heacock  
Planner  
Minutes Approved: June 24, 2014