

WELLESLEY HISTORIC DISTRICT COMMISSION  
PUBLIC HEARING  
JULY 29, 2014; 6:45 PM  
PLANNING BOARD OFFICE, TOWN HALL

*Members Present:* Edwina McCarthy, David Giangrasso, David Smith, Lisa Abeles, Eric Cohen  
*Staff:* Ethan Parsons  
*Also Present:* Brian Alim, Zach Galvin, Tamara Sielecki, Vita Melignano, Eric Schwartz, Sandra Roberts, Katherine Ahern, Russell Santoro, Don Anderson

**1. Call to Order**

Chairman Giangrasso opened the public hearing at 6:45 pm.

**2. Continued Public Hearings**

**a. 32 Cottage Street**

*Documents:*

- Project Narrative, 5/14/14
- 32 Cottage Street, Wellesley, MA Plan Set, Prepared by Brian Charles Alim, Inc.
  - Sheet A-1, Existing and Proposed Front Elevation, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-2, Existing and Proposed Right Side Elevation, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-3, Existing and Proposed Rear Elevation, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-4, Existing and Proposed Left Side Elevation, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-5, Proposed First Floor Plan, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-6, Proposed Second Floor Plan, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-7, Existing First Floor Plan, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-8, Existing Second Floor Plan, dated May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet A-9, Building Section, dated June 17, 2014, revised July 17, 2014
  - Sheet G-1, Existing Gross Square Footage Calculations, May 14, 2014, revised June 17, 2014, July 17, 2014
  - Sheet G-2, Proposed Gross Square Footage Calculations, May 14, 2014, revised June 17, 2014, July 17, 2014
- Letter from Brian Charles Alim, Inc. Describing Proposed Fences, 7/28/14
- Site Photographs

*Discussion:*

Architect Brian Alim presented the plans for the second floor addition master suite. Mr. Alim dropped the height of the roof by one foot ten inches (1' 10") so it isn't visible on the front elevation. The rear of the roof projects the roof line over the bay window. He increased the size of the brackets on the bottom of the bay window and removed the false gutter.

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Ms. Abeles asked how much roof was showing on the side elevation.

Mr. Alim said it was close to a foot.

Mr. Smith asked if that was necessary.

Ms. Abeles said the changes look much better but she would like to see more roof on the side elevations, which would require taking seven inches out of the room. She said the front looks much better and Mr. Alim responded to everything the Commission asked for except the roof.

Mr. Smith said the roof lines look much better. He said the rear window bay looks out of place because there's too much window for the mass of the house.

Mr. Cohen said he initially thought the same as Mr. Smith about the bay window but said he has a double bay on his old colonial and it looks appropriate.

Mr. Smith noted the windows on the top and bottom don't match.

Ms. Abeles thought the bay window would look better if the top and bottom windows matched.

Mr. Alim said the house will have new Pella windows.

Mr. Smith asked if any abutters wished to speak.

Zach Galvin, resident of 30 1/2 Cottage Street, said he had no issues with the proposal.

Ms. Abeles said the back roof cannot go above the middle section. She suggested increasing the eave overhang using bead board.

Mr. Giangrasso asked if anyone else had concerns about bay the windows on the rear.

Mr. Cohen, Ms. McCarthy and Ms. Abeles said they did not have an issue with the bay window.

Mr. Alim proposed a bluestone tread with a cut stone riser on the front steps. He said the existing fence in the back of the property would be replaced where rotten and there would be a new privacy fence set on a low stone wall. He proposed a picket fence in the front yard.

Ms. Abeles asked that Mr. Alim submit new drawings to reflect the discussion about the house design.

*Ms. Abeles moved to approve the application contingent on replacing the downstairs windows to match the upstairs windows on the bay window on the rear, pulling back dormers by one foot to get full foot of roof, projecting the roof more, providing a section for moldings, making the bay window skirt a bit deeper, and noting on the plans that the peak will not go above the existing slope of the main roof. Ms. Abeles added that the Commission is approving the fence repair, picket fence, and privacy fence on the stone wall in the rear of the property. Ms. McCarthy seconded the motion. Ms. Abeles, Ms. McCarthy, Mr. Giangrasso and Mr. Cohen voted in favor of the motion. Mr. Smith voted against the motion.*

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**b. 14 Waban Street**

*Documents:*

- Project Narrative for 14 Waban Street – Window Replacement and Shed Replacement
- Harvey Majesty Window Specification
- Reeds Ferry Shed Historic Colonial Specification

*Discussion:*

Tamara Sielecki, homeowner, and Don Anderson, contractor, presented the application for the replacement of windows. Ms. Sielecki said the goal is energy efficiency and functioning windows. She said that she would like to replace the windows with the same type of windows at 17 Waban Street, which are Harvey Majesty. They have an aluminum clad exterior.

Ms. Abeles asked if they will be installing storm windows.

Ms. Sielecki said they will not.

Mr. Cohen said it was hard to tell if the Harvey Majesty windows at 17 Waban Street were shiny.

Ms. Abeles said one can't tell because the storm windows are installed.

Mr. Cohen said the nice thing about the current windows is some are old wavy glass, which adds character.

Ms. McCarthy said the windows at 17 Waban don't appear to reflect light.

Mr. Smith said whether they are shiny or not doesn't make a lot of difference. He said the thickness of the mullion is more important. He said he doesn't have a problem with aluminum clad.

Ms. Abeles said that aluminum clad windows throughout District would hurt the character of the District.

Ms. Sielecki said energy efficiency was the most critical consideration.

Ms. Abeles said storm windows should provide more energy benefit. She said one can still get an energy benefit with a wood window. She said she would not vote for putting on an aluminum clad window.

Mr. Smith recognized that this is a big economic issue. He noted that there are other replacement windows on the street.

Mr. Giangrosso said that whether there are other replacement windows on the street doesn't have to apply to this case.

Mr. Cohen said there are people who repair old windows.

Ms. Abeles suggested a Boston Sash with a storm would be better.

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Ms. Sielecki said the storm windows are fine but they can't be accessed because the windows aren't working properly.

Mr. Cohen said any Brosco wood sash double glazed window would look appropriate.

Mr. Anderson said that wouldn't work for replacements.

Ms. Abeles asked if he would only be taking out the sash but leaving the frame.

Mr. Anderson said yes.

Ms. Abeles said that the proposal was not to take out the existing window frame but to put a frame within a frame. She said the sash will not slide against the existing frame and the window is becoming smaller.

Mr. Anderson said the window becomes smaller by 3/4 of an inch.

Ms. Abeles said that at the previous meeting she was under the impression the existing frame would come out and would be replaced.

Mr. Anderson said the complete unit will slide into the original frame, which will remain.

Ms. McCarthy asked if there was rot in the windows.

Mr. Anderson said that there aren't any rotting issues.

Mr. Giangrosso said the windows will look very similar to 17 Waban Street. He said the smaller mullion bars will look appropriate. He said wood is the preference but in light of circumstances for this particular project he would approve the application.

Ms. McCarthy said she would approve of the proposal because there are thirty (30) windows.

Ms. Sielecki said the stained glass windows are staying and are the focal point of the house.

Mr. Cohen said he agrees with Ms. Abeles. He said fenestration makes the house aesthetically appropriate and his preference would be a wood sash.

*Mr. Smith moved to approve the replacement of the existing windows with Harvey Majesty windows, with a thinner mullion. Ms. McCarthy seconded the motion. Mr. Smith, Ms. McCarthy and Mr. Giangrosso voted in favor of the motion. Mr. Cohen and Ms. Abeles voted against the motion. The motion passed 3-2.*

Ms. Sielecki said she would like to install the same shed approved at the previous meeting but smaller. She said there would be one window on the side.

*Ms. McCarthy moved to approve the smaller shed. Mr. Cohen seconded the motion. The motion passed unanimously (5-0).*

The Commission clarified that it also approved the larger shed at the previous meeting and that approval stands.

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**c. 7 Cottage Street**

*Documents:*

- Requested Detail of Roof Rake and Soffit for 7 Cottage Street Wellesley

*Discussion:*

Mr. Santoro presented a detail of the roof rake and soffit on the garage. He said he will install sliding doors on tracks.

*Ms. Abeles moved to approve the modification to the garage as presented. Ms. McCarthy seconded the motion. The motion passed unanimously.*

**3. New Public Hearing**

**a. 30 1/2 Cottage Street**

*Documents:*

- June 26, 2014 Letter from Zach Galvin
- Written Description for 30 1/2 Cottage St. Window Replacement
- Photographs
- Window Details “Accessorizing by National Vinyl, LLC”

*Discussion:*

Zach Galvin brought a proposed window to the hearing to present to the Commission.

Mr. Cohen asked if he had taken possession of the windows and if they were custom, non-returnable.

Mr. Galvin said that he had only one window on the property and understood the windows weren't returnable, but said he wasn't sure.

Ms. McCarthy noted that Mr. Galvin was not the owner of the property.

Mr. Galvin said that he has the permission of the owner, his mother, and added that he was renting the house.

Ms. Abeles said the window installer should have consulted with the building department to inquire about what was required for permitting.

Mr. Galvin said he was considering affordability. He said Rite Window would install the windows and National Vinyl was the manufacturer. He said he was trying to keep the wood frame and sill.

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Ms. Abeles said the replacement windows insert into the existing frame. She said one would be able to see the replacement window frame within the existing frame. She indicated the replacement windows would not look appropriate. She said the window is going to look smaller. She said there would be no muntin on the outside. She added that the old windows probably weren't square; that it would require fitting something square, the new window, into something not square. Ms. Abeles recommended a window tune up and installing high quality storm and screen windows. She also recommended insulating the roof.

Mr. Cohen said there were companies that tune up windows and insulate the window pockets.

Ms. McCarthy recommended an energy audit.

Mr. Smith said new windows don't always last as long as the old ones and they fog up.

Mr. Galvin said he would need to know the Commission's decision in order to decide what to do next.

Ms. Abeles said storm windows and screens may be installed on the inside.

Mr. Giangrasso said the proposed windows were not in keeping with the elements of the District.

*Ms. McCarthy made a motion to disapprove the application as presented. Ms. Abeles seconded the motion.*

*Mr. Smith asked if the disapproval was specifically the subject vinyl Rite Window.*

*Mr. Giangrasso indicated that it was not just one element the Commission found inappropriate, but several.*

*The motion passed 4-1. Mr. Smith voted against the motion.*

#### **4. Minutes**

*Mr. Smith moved to approve the minutes from June 24, 2014 as written. Ms. Abeles seconded the motion. The motion passed unanimously (5-0).*

#### **5. Adjourn**

*The Commission adjourned at approximately 9:04 pm.*

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

Minutes Approved: September 30, 2014

Ethan Parsons  
Assistant Planning Director