

TOWN OF WELLESLEY



COMMUNITY PRESERVATION COMMITTEE

Wellesley Town Hall, 525 Washington Street, Wellesley, MA 02482

Please email application to: cpc@wellesleyma.gov

Community Preservation Act (CPA) funds may be used for projects in the areas of open space, housing, historical preservation and recreation. CPA funds are generated from a 1% surcharge on our local property tax bills and are matched by the State through increased filing fees at the registries of deeds.

SHORT FORM PRELIMINARY APPLICATION

Date of Application Delivered to CPC	Monday, November 9, 2015
Name of Applicant	Town of Wellesley Planning Department, c/o Heather Lamplough, Planner
Contact Information Address: Telephone: Email:	Planning Department 525 Washington Street Wellesley, MA 02482 (781) 431-1019 Ext. 2230 hlamplough@wellesleyma.gov
Sponsoring Organization	Wellesley Planning Board / Wellesley Historic District Commission
CPA Category	<input type="checkbox"/> Open Space <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Historic Preservation <input type="checkbox"/> Recreation
Brief Description of Project	Development of Design Guidelines for Local Historic Districts: see attached.
Goals	This project will serve to strengthen the Town's protection of its historic resources, cultural landscape and distinctive character; and to further educate the Wellesley community about the Town's vibrant history.
Community Need	The intent of the guidelines and the design review process is to ensure that all properties in the Historic Districts are rehabilitated to best preserve their notable historic qualities, and that new construction is sensitive to the scale and historic nature of the district.
Time Line	To be determined.
Maintenance/ongoing costs	No planned maintenance or ongoing costs are expected. Small amendments may be necessary in order to encompass any subsequent Local Historic District designations.
Other pertinent information (zoning changes, etc.)	N/A
Amount of CPA Request	\$10,000
Other funding source(s) and amount(s) of funding	Massachusetts Historical Commission Survey and Planning Grant in the amount of \$10,000.

Brief Description of Project:

The Town of Wellesley has one multi-property Local Historic District and four single-property historic districts. The Cottage Street Historic District was the first to be established by the Town in the year 1980, and contains an area which encompasses over sixty individual properties dating from the 18th to 20th century. Since that time, the Town has approved four single-property historic districts, each of which offer a unique perspective on Wellesley's bygone days. The Historic District Commission, formed in 1981, oversees the five districts and reviews all applications and projects using the brief criteria found in Section XIVD of the Wellesley Zoning Bylaws.

The proposed project is for the development of Design Guidelines for the Local Historic Districts. These guidelines would provide essential and unambiguous guidance on rehabilitation and new construction that reflect best preservation practices and cultivate the integrity of the Local Historic Districts. These guidelines will serve as the basis for the review process and as a stronger and more concise foundation for decision-making by the Commission. The Design Guidelines will be used by the Historic District Commission, those that reside within the boundaries of the historic districts, as well as a resource for any Wellesley resident looking to undertake historically appropriate and sensitive renovations to their home or business.

On behalf of the Planning Board and the Historic District Commission, the Planning Department staff will be submitting an application to the Massachusetts Historical Commission for a Survey and Planning Grant to fund the development of these Design Guidelines. It is estimated that the total cost to develop the Design Guidelines will be \$20,000. The MHC grant program is a 50/50 match grant, therefore, the Planning Department is seeking \$10,000 in CPA funds to serve as the match.