

**Meeting of the
Wellesley Historical Commission
13 July 2020 19:00**

**Meeting Convened via Zoom Video Conference In Accordance with the
Emergency Orders of the Governor of the Commonwealth in Response to
The COVID-19 Pandemic**

1. Call to Order:

Chairman Brown called the meeting to order at approximately 19:05.

Members Present: Brown, Shepsle, Greco, Racette (for Lilley), McNally, Charney (for Schaufler), Shlala

Alternate Members Present: Carley

Advisory Member Present: Dorin

2. Citizen Speak

No speakers called into the conference line for the purpose of Citizen Speak.

3. Public Hearings on Applications for Demolition

3a. DR-2020-16; 62 Brookside Road

Attorney Himmelberger appeared on behalf of the owning trust; Trustee Mr. Russell also appeared.

Only half of the property is in the Town of Wellesley; the remaining portion is in Needham.

Atty Himmelberger introduced the case. Pointed out that the home as standing today bears little resemblance to what was originally there as porches, additions, dormer, and other additions have been made. He also spoke to the use of the Massachusetts Cultural Resource Information System (MACRIS) database as a basis for supporting a preservation determination.

Ms. Marks then introduced the Planning Department's report.

Mr. Dorin added some additional information. He spoke to the history of Brookside Road as an ancient way that is hundreds of years old. He also discussed the Form A for Brookside Road, which he indicated was likely put together as part of the effort to designate the road as a scenic road (it has this designation). He spoke to the setting of the house on Brookside Rd as being one of the few homes in an area that really harken back to the rural beginnings of the town.

Ms. Shepsle posed a question as to what portion of the home was in Wellesley. A discussion of the lot and the position of the building on the lot followed. The town line roughly bisects the existing home.

Mr. Russell then detailed the myriad improvements that he made to the home since 1983.

There was a discussion of significant length to concerning how much of the home was built or rebuilt by the Applicant Trustee.

Ms. Shepsle inquired about how much of the lot can currently be built on.

Mr. Racette opined that just because additions have been put on, that does not invalidate the historical significance of the house.

Mr. Russell opined that he did not believe that house was historically significant. He indicated that there are no neighboring buildings for the home to fit into from a neighborhood context perspective.

Dr. Shlala commented that the home was beautiful, and recognized this history of the area, but indicated that she agreed with Mr. Russell and would not vote that it be deemed preferably preserved.

Mr. Charney indicated that he thought the home was historically significant because it was reconstructed and remodeled in a historically sensitive way.

Mr. Brown surmised some of the comments.

McNally moved that the building be deemed preferably preserved. Greco Seconded. Roll-call vote because of remote participation under applicable law and the emergency orders: Greco: Yes; Shepsle no; Shlala: no; Racette: No; Charney: Yes; McNally: Yes; Brown; yes. Motion carried by a vote of 4-3. A Delay was imposed.

3b. DR-2020-17; 93 Brook Street

Attorney Himmelberger appeared on behalf of Grace Peng, who also appeared.

Ms. Marks presented the report of the Planning Department.

Mr. Dorin added some information. Brook Street is also an ancient way, connecting what is now the Wellesley Square area with the then administrative center of the town (which was in modern day Needham Center). He also discussed the neighborhood character as variable and indicated that he would not vote to deem the building preferably preserved if he were a voting member.

McNally moved that the building NOT be deemed preferably preserved. Charney Seconded. Roll-call vote because of remote participation under applicable law and the emergency orders: Greco: Yes; Shepsle Yes; Shlala: Yes; Charney: Yes; Racette: Yes; McNally: Yes; Brown; Yes. The motion carried 7-0. Delay was NOT imposed.

3c. DR-2020-18; 20 Wilson Street

Owners Kathleen and Edward Koval appeared on their own behalf. They talked a bit about their plans for the home and that they are planning to rebuild it for themselves so that they can live in it well into their retirement.

Ms. Marks presented the report of the Planning Department.

Mr. Dorin added some additional comments about the neighborhood, but generally agreed that the house should not be deemed preferably preserved.

Mr. Charney agreed with Planning Department's report.

Ms. Shepsle also agreed with the Planning Department's report but asked that they be sensitive to the neighborhood.

Mr. Carley also made some comments on the overarching appearance of the neighborhood.

Mr. Brown also discussed some of the design elements in the house and echoed the comments about being sensitive to the neighborhood.

Mr. Greco echoed Mr. Brown's comments.

Mr. McNally also echoed those comments.

McNally moved that the building NOT be deemed preferably preserved. Shepsle Seconded. Roll-call vote because of remote participation under applicable law and the emergency orders: Greco: Yes; Shepsle Yes; Shlala: Yes; Charney: Yes; Racette: Yes; McNally: Yes; Brown; Yes. Motion carried 7-0. Delay was NOT imposed.

3d. DR-2020-20; 6 Hastings Street

Mr. Ryan Lenhart appeared on behalf of the owner Robert Murphy. He agreed with the Planning Department's determination and indicated that the neighborhood is undergoing transition with much redevelopment.

Ms. Marks delivered the report of the Planning Department. She also referenced two written comments that she received from neighbors in the neighborhood, which were circulated to the members of the Commission.

[A caller, who could not be identified, had called in to speak on this property, but the audio was too poor to understand the caller's comments with certainty.]

Ms. Marks then provided a synopsis of Mr. Levine's (a neighbor at 8 Hastings) written comments and those of Ms. Pau on Cedar Street.

Mr. Dorin disagreed with the Planning Department's report. He talked about history and the context of the neighborhood. He noted that it is quite clear where the original parts of this home are and that it is very similar to the other structures in the neighborhood.

Mr. Brown talked about the consistency of the neighborhood and the architectural value of the building.

Mr. Lenhart disagreed with Mr. Dorin and Mr. Brown's comments that the home could be rehabilitated.

Mr. Racette also spoke in favor of preserving the home and the cohesive feel of the neighborhood.

Ms. Shepsle also spoke to the context of the other buildings in the neighborhood.

Mr. Charney also spoke to the neighborhood consistency and the rehabilitation of older homes.

Mr. Greco also spoke to the consistency of the architecture in the neighborhood.

McNally moved that the building be deemed preferably preserved. Shepsle Seconded. Roll-call vote because of remote participation under applicable law and the emergency orders: Greco: Yes; Shepsle Yes; Shlala: Yes; McNally: Yes; Charney: Yes; Racette: Yes; Brown; Yes. Motion carried 7-0. Delay was imposed.

3e. DR-2020-21; 76 Fairbanks Avenue

Atty. Himmelberger appeared on behalf of Patricia Quigley, owner, who also appeared.

Atty. Himmelberger and Ms. Quigley offered comments acknowledging the pleasant aesthetic of the home, but not necessarily agreeing that the home was historically significant.

Ms. Marks then offered the report of the Planning Department.

Mr. Dorin commented on the general history of the so-called "Poet's" neighborhood and how it is unique in Wellesley for the streetscape, siting of homes and other factors.

Mr. Brown also commented on the feel of the neighborhood and supported a determination that the house be preferably preserved.

Mr. Greco agreed and supported a finding that the home be preferably preserved.

Mr. Racette also spoke in favor of a finding that the home be preferably preserved.

Ms. Shepsle also spoke to how the subject property fits into the neighborhood.

Ms. Quigley commented on her plans for the property and focused on her plan to build something that fits in the neighborhood and is environmentally sensitive.

McNally moved that the building be deemed preferably preserved. Greco Seconded. Roll-call vote because of remote participation under applicable law and the emergency orders: Greco: Yes; Shepsle Yes; Shlala: Yes; McNally: Yes; Charney: Yes; Racette: Yes; Brown; Yes. Motion carried 7-0. A Delay was imposed.

4. Waiver Hearings

4a. DR-2019-29; 81 Arnold Road

Attorney Himmelberger, appeared on behalf of the owners of the property. D. Michael Collins and Brian Morgan, architects, were with him.

Atty Himmelberger remarked that the home is also going through large-house review and also just came back from the design review board and that minor changes have been made.

Mr. Collins introduced the new design and requested that the Commission grant the waiver. Mr. Morgan expounded upon the features of the new design.

There was a discussion about the size of shutters, whether they would be functional, the position of a dormer with respect to a mudroom door, roof overhang, window placement and other architectural features.

There was discussion of whether the plans are the most recent plans that have been presented. Atty Himmelberger proposed that the waiver be granted subject to changes in the design to show:

- Full-width shutters
- Aligned windows on second floor sides
- Push back Garage.

McNally moved to grant the waiver subject to compliance with plans as presented to the Commission, in addition to the full-width shutters, aligned windows on the second floor side and the garage pushed back as discussed, and further subject to there not being any material changes made a another town board or authority. Seconded Shepsle. Roll-call vote because of remote participation under applicable law and the emergency orders: McNally: Yes; Shlala: Yes; Shepsle: Yes; Greco: No; Charney: Yes; Racette: Yes; Brown: yes. The motion carried 6-1. The waiver was GRANTED.

4b. DR-2019-68; 9 Wilson (continued from earlier date)

Attorney Himmelberger appeared on behalf of the Petitioner. ZBA continues to not hold public hearings; the project is in a holding pattern until the ZBA can grant a special permit.

McNally moved to continue the hearing until August 10, 2020. Seconded Shlala. Roll-call vote because of remote participation under applicable law and the emergency orders: McNally: Yes; Shlala: Yes; Shepsle: Yes; Greco: Yes; Racette: yes;; Charney: Yes; Brown: yes. Motion carried 7-0.

4c. DR-2020-02; 9 Durant (continued from earlier date)

Attorney Himmelberger appeared on behalf of the petitioner and explained the design changes.

There was a generally positive discussion of the revisions particularly with respect to the gambrel roof and some window placement.

Dr. Shlala complimented the homeowner on the design revisions and indicated that the proposed structure is in a much better place than it was when the case was first presented to the Commission.

Mr. Brown asked that architecturally appropriate lights be installed in the code-required locations.

McNally moved to grant the waiver with the conditions discussed and subject to compliance with plans as presented to the Commission, in addition to the installation of architecturally appropriate lights, and subject to there not being any material changes by a another Town board. Seconded Racette. Roll-call vote because of remote participation under applicable law and the emergency orders: McNally: Yes; Shlala: Yes; Shepsle: Yes; Greco: Yes; Charney: Yes; Racette: Yes; Brown: Yes. Motion carried 7-0. The waiver was GRANTED.

5. Scenic Road Discussion (194 and 196 Pond Road)

Catherine Johnson appeared to explain the process for creating a scenic road. Ms. Johnson explained the procedural posture of this particular matter. Pond Road is another ancient way. Both of the properties 194-196 will have driveways that will touch the public way, and that triggers a hearing and the solicitation of comments from the Historical Commission.

Chairman Brown will send an email to the Planning Department conveying the sense of the Commission.

6. Approval of Minutes

June minutes were considered. Several edits were requested, which Chairman Brown made.

Greco moved to approve minutes of the June 8, 2020 meeting of the Commission, subject to making of the edits that were discussed. Seconded McNally. Roll-call vote because of remote participation under applicable law and the emergency orders: McNally: Yes; Shlala: Yes; Shepsle: Yes; Greco: Yes; Racette: Yes; Charney: Yes; Brown: Yes. The motion carried 7-0.

7. Project Updates

Plaque Approval Request - 16 Garden Road

McNally moved to issue a Historical Commission Plaque for 16 Garden Road. Seconded: Shlala. Roll-call vote because of remote participation under applicable law and the emergency orders: McNally: Yes; Shlala: Yes; Shepsle: Yes; Greco: Yes; Racette: Yes; Charney: Yes; Brown: Yes. Motion carried 7-0. Plaque to issue.

8. New Business

None discussed.

9. Bylaw Clarification Discussion

No discussion.

10. Adjournment

Chairman Brown adjourned the meeting at 22:55.