



ZONING BOARD OF APPEALS

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

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ZBA 2017-01
Petition of Straly Realty Corporation
339 Washington Street

2017 JAN 19 P 2:53
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TOWN OF WELLESLEY
ZONING BOARD OF APPEALS

Pursuant to due notice, the Special Permit Granting Authority held a Public Hearing on Thursday, January 5, 2017, at 7:30 p.m. in the Juliani Meeting Room, 525 Washington Street, Wellesley, on the petition of Straly Realty Corporation requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of an historical plaque commemorating the Wellesley Hills Railroad Station Building that will exceed the area allowed by right in a Business A District at 339 Washington Street. The plaque was designed and endorsed by the Wellesley Historical Commission.

On December 15, 2016, the Petitioner filed a request for a hearing before this Authority, and thereafter, due notice of the hearing was given by mailing and publication.

Presenting the case at the hearing was Arvid von Taube, Chairman of the Wellesley Historical Commission, who said that he was representing Straly Realty Corporation, the property owner and Petitioner, and Caffè Nero, the tenant. He said that the request is for a special permit to affix an historical plaque to the Wellesley Hills Railroad Station. He said that due to an oversight by the Historical Commission, the plaque was designed at 2.22 square feet, which is .22 square feet larger than what would be allowed by right in the district. He said that it is a beautiful bronze plaque and it would be very difficult to grind it down.

The Board confirmed that the plaque has already been fabricated.

Mr. von Taube said that the plaque commemorates the designer of the station, H. H. Richardson. He said that it was the last station that he built before he died in 1886. He said that Frederick Law Olmstead designed the grounds around the station before the parking lot was put in.

Mr. von Taube said that instead of being 12 by 16 inches to meet the bylaw requirement, the plaque is 20 by 16 inches.

The Board said that installation of the plaque is a good idea.

There was no one present at the public hearing who wished to speak to the petition.

Statement of Facts

The Petitioner is requesting a Special Permit pursuant to the provisions of Section XXIIA and Section XXV of the Zoning Bylaw for installation of an historical plaque commemorating the Wellesley Hills

Railroad Station Building that will exceed the area allowed by right in a Business A District at 339 Washington Street. The plaque was designed and endorsed by the Wellesley Historical Commission.

Letter to Zoning Board of Appeals, dated 11/14/16, signed by Arvid von Taube, Chair, Wellesley Historical Commission, Letter of Authorization, dated 12/7/16, signed by Joseph A. Strazzula, President, Straly Realty, Sign Information, Order #:3674166, dated 8/23/16, and photographs were submitted.

On November 14, 2016, the Design Review Board reviewed the application and voted unanimously to recommend approval of the proposed sign.

On January 4, 2017, the Planning Board reviewed the petition and recommended that the Special Permit be granted.

Decision

This Authority has made a careful study of the materials submitted and the information presented at the hearing. The subject sign is a 2.22 square foot historical plaque commemorating the Wellesley Hills Railroad Station Building that will exceed the area of 2 square feet that is allowed by right in a Business A District.

It is the opinion of this Authority that installation of a 2.22 square foot historical plaque commemorating the Wellesley Hills Railroad Station Building that will exceed the area of 2 square feet that is allowed by right in a Business A District, will be in harmony with the general purpose and intent of Section XXIIA of the Zoning Bylaw, as the sign scale will be in reasonable relation to development scale, viewer distance and travel speed, and sign sizes on nearby structures; sign size, shape, and placement will serve to define or enhance architectural elements of the building and will not unreasonably interrupt, obscure or hide them; sign design will be in reasonable continuity with the mounting location, height, proportions and materials of other signage on the same or adjacent structures; sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, neighborhood context and use; and sign size, location design and illumination are not judged to present a safety hazard to vehicular or pedestrian traffic.

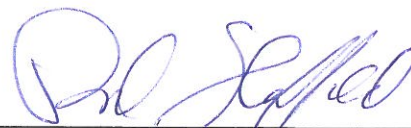
Therefore, a Special Permit is granted for installation of a 2.22 square foot historical plaque commemorating the Wellesley Hills Railroad Station Building that will exceed the area of 2 square feet that is allowed by right in a Business A District, in accordance with the submitted plans.

The Inspector of Buildings is hereby authorized to issue a permit for the sign upon receipt and approval of a sign application and any other materials he may require. No sign shall be installed until said permit has been issued.

ZBA 2017-01
Petition of Straly Realty Corporation
339 Washington Street

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TOWN CLERK'S OFFICE
WILLESTON, VT 05492
2017 JAN 19 P 2:59

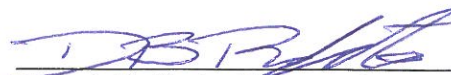
APPEALS FROM THIS DECISION,
IF ANY, SHALL BE MADE PURSUANT
TO GENERAL LAWS, CHAPTER 40A,
SECTION 17, AND SHALL BE FILED
WITHIN 20 DAYS AFTER THE DATE
OF FILING OF THIS DECISION IN THE
OFFICE OF THE TOWN CLERK.



David G. Sheffield, Acting Chairman



Robert W. Levy



Derek B. Redgate

cc: Planning Board
Inspector of Buildings
lrm

ORDER #: 3674166

CUSTOMER PO #: 17737 WELLESLEY

VERSION: 5

DATE: 8/23/2016

LAYOUT ARTIST: Val

SALESPERSON: Joe T.@ ext.1861

WELLESLEY HILLS RAILROAD STATION

The station was designed for the BOSTON & ALBANY RAILROAD in July 1885 by world-renowned architect HENRY HOBSON RICHARDSON, famous for Boston's Trinity Church and his influential Romanesque Revival style. The surrounding landscape was laid out by FREDERICK LAW OLMSTED, known for New York City's Central Park and Boston's Emerald Necklace. The station was one of ten collaborated on by Richardson and Olmsted for the B&A R.R. during the Gilded Age. Of the four stations built in Wellesley, it was the only one completed prior to Richardson's death in 1886.

The station was converted to commercial use in 1958. Only 12 of the 30 stations designed for the B&A R.R. by Richardson or his successor firm of Shepley, Rutan and Coolidge survived into the 21st century.

Wellesley Historical Commission
September 2016

Cast PLAQUE

MATERIAL - BRONZE

SIZE - 16W x 20H

QTY - 1

DEPTH - Painted Edges-1/2"deep Cast

COPY - Raised Copy-Horizontal Stroke

FINISH - CLASSIC LEATHER w/Brush Surface

BORDER - Single Line Border

COLOR - 2025 Black Painted

CLEAR COAT - Matte

MOUNT - Blind Mount-Standard Studs



RAISED



RECESSED

RETURNS/EDGES - painted background color

PLEASE NOTE THE FOLLOWING:

Vertical option



US Post Office

Washington St
United States
Postal Service

Caffè Nero
Italian-influenced
coffeehouse chain

Wellesley Hills

16

Washington St

Boston



WESLEY HILL
RAILROAD STATION

THIS STATION WAS BUILT BY THE WESLEY HILL RAILROAD COMPANY IN 1907. IT WAS DESIGNED BY THE ARCHITECT FREDERICK C. HARRIS. THE STATION WAS BUILT ON THE SITE OF AN OLD FARMHOUSE. THE STATION WAS BUILT ON THE SITE OF AN OLD FARMHOUSE. THE STATION WAS BUILT ON THE SITE OF AN OLD FARMHOUSE.