

PATRICK AHEARN

ARCHITECT

January 11, 2021

Town of Wellesley
Historic District Commission
Wellesley Town Hall
525 Washington Street, Lower Level
Wellesley, MA 02482

Re: 39 Cottage Street

Dear Historic District Commission Members,

On behalf of our clients, Carl and Sue Bell, we respectfully submit the proposed additions to the existing detached garage at 39 Cottage Street for your review.

The existing 1917 house is a classic bungalow style structure with arts and crafts detailing. The house features a low sloping roofline on the front and north side and wide overhangs with exposed rafters. In 2010 the property underwent a significant renovation and restoration project including additions to the main house and at that time was reviewed by the Historic District Commission. The original application also included a proposed new detached carriage house. Following review, the project in its entirety was approved by the Historic District Commission. As the work progressed, the homeowners elected to omit the rear wing of that structure for budgetary reasons. We resubmitted those revisions to the HDC and received approval to construct the detached two car garage that existis today.

The current application proposes to complete what was initially approved by the HDC in 2010 as part of the original application. The proposed addition does not impact the Cottage Street elevation and is heavily screened by existing plantings from both Cottage Street and Appleby Road. The walls of the rear addition step in from the existing garage and the ridge also is lower than the existing structure, further screening it from the public way. All exterior detailing and materials would match the existing garage and main house that were previously approved.

Overall we feel that the completion of the carriage house lends itself to completing the original ensemble of primary and secondary structures that fit into the character, scale, proportion, density, and fabric of this Historic District. We welcome the opportunity to present this application to the Board.

Respectfully submitted,



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