

**Meeting of the
Wellesley Historical Commission
January 10, 2023 – 7:00 PM
Online Remote Meeting**

Call to Order:

Chair Rise Shepsle called the meeting to order at 7:04 PM

Members Present: Chair Rise Shepsle, Vice-Chair Michael Racette, Jacob Lilley, Michael Greco, Larry McNally, Grant Brown

Alternate Members Present: Joyce Wadlington, Emily Maitin, Tom Paine, Alex Gavis, Jackie Hempel

Also Present: Interim Planning Director Eric Arbeene, Planner Ryan Griffs

Citizen Speak

None

Public Hearings – Preservation Determination

DR-2022-65 – 68 Standish Road

Present: David Himmelberger, Attorney for Owner

Resident Pattison Story, 74 Standish Circle, stated the home represented one of the few houses in the neighborhood which offers one floor living.

Mr. Himmelberger requested the Commission vote not to preferably preserve the house on the basis that it did not meet the historical criteria.

Mr. Griffs detailed the history of the house and its past occupants. He highlighted the builder's relationship with Royal Barry Wills, famed architect, as well as other projects in the area. Staff recommended the house be preferably preserved.

Mr. Racette noted the structure did not meet the criteria to be preferably preserved. Mr. Brown agreed with Mr. Racette.

Ms. Wadlington stated there are many seniors who would buy a smaller home in Wellesley.

Ms. Maitin stated the house fits in with its location.

Mr. Greco recognized many positive aspects associated with the existing structure.

Mr. McNally stated that construction of the wrong house on the site, could damage the neighborhood.

Mr. Racette motioned to preferably preserve DR-2022-65 for 68 Standish Road, based on its architectural importance for historical period, style and method of construction or association with a particular architect or builder, either by itself, or in the context of a group of buildings. Mr. Greco seconded the motion.

A roll-call vote under applicable law and emergency orders, was taken.

Brown-no
McNally-aye
Racette-no
Wadlington-aye
Maitin-aye
Greco-aye
Shepsle-no

The motion was approved 4-3; to preserve 68 Standish Road.

DR-2022-65 – 68 Standish Road was closed.

DR-2022-66 - 36 Bay View Road

Present: Aaron Lamport, Owner

Mr. Griffs provided details of the house. He stated the house was designed by Gustav Hagen, as part of the Pondhill Subdivision. The land was acquired from the estate of Henry Honeywell.

Mr. Lamport detailed inherent problems with the present house, which was built in 1941.

Ms. Hempel commented on the landscaping of the lot, and her preference to maintain the mature plantings.

Mr. Racette stated the area was unique to the Town.

Mr. Brown indicated the home was in keeping with the charm of the neighborhood.

Ms. Maitin commented on the effect of the recently built houses in the area.

Ms. Wadlington mentioned some improvements could make the house more livable.

Mr. Racette motioned to preferably preserve DR-2022-66 for 36 Bay View Road, based on its architectural importance for historical period, style and method of construction or association with a particular architect or builder, either by itself, or in the context of a group of buildings. Mr. Greco seconded the motion.

A roll-call vote under applicable law and emergency orders, was taken.

Brown-aye
McNally-aye
Racette-aye
Wadlington-aye
Maitin-aye
Greco-aye
Shepsle-aye

The motion was approved 7-0; to preserve 36 Bay View Road.

DR-2022-66 – 36 Bay View Road was closed.

Public Hearings - Waiver

DR-2022-19 – 115 Woodlawn Avenue

Present: Patrick Ahearn, Owner; David Himmelberger, Owner's Attorney

Mr. Ahearn stated a builder had approached him to build a new house on 115 Woodlawn Road, using the plans which have been worked on with the Historic Commission.

Mr. Ahearn highlighted different aspects of the new house design.

Mr. Himmelberger stated the proposal was under the threshold for Large House Review.

Mr. Brown stated the proposed plan was an improvement over what currently exists on the lot.

Mr. Ahearn confirmed the house was scheduled to be sold in February.

Mr. Arbeene stated he would confer with Town Counsel regarding the transfer of ownership, in relation to the Waiver process.

Mr. Gavis inquired about the eco-friendly construction products to be used on the project.

Mr. Racette motioned to approve Waiver for DR-2022-19 for 115 Woodlawn Avenue, contingent on the architectural design remaining consistent with the renderings, and other documentation submitted to the Historic Commission; and also contingent on confirmation of Town Counsel regarding the granting of a Waiver after transference to a third party. Mr. McNally seconded the motion.

A roll-call vote under applicable law and emergency orders, was taken.

Brown-aye

McNally-aye

Racette-aye

Wadlington-aye

Maitin-aye

Greco-aye

Shepsle-aye

The motion was approved 7-0; to grant a waiver for 115 Woodlawn Avenue.

DR-2022-19 – 115 Woodlawn Avenue was closed.

Plaque Program Update

Mr. Arbeene updated the status of the Plaque Program.

Ms. Shepsle acknowledged the Commission wanted to move forward with the property owners who have requested a plaque.

Mr. Gavis inquired about what such a plaque indicated. Mr. Arbeene provided related explanation, and reported that many inquiries come from prospective buyers of homes with such plaques.

Ms. Shepsle commented that Mr. Brown was involved in updating the Historical Commission database.

New Business

No new business

Adjourn

Ms. Shepsle adjourned the meeting at 8:56 PM.