

WELLESLEY HISTORIC DISTRICT COMMISSION

CALLED MEETING & PUBLIC HEARINGS

MARCH 9, 2021, 6:45 pm

ONLINE REMOTE MEETING

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**Members Present:** Eric Cohen, Acting Chair; Meredith Angjeli; Pluton Angjeli; ; Thomas Paine; BB Wood

**Members Absent:** David Smith, Chair; Emily Maitin;

**Staff:** Don McCauley, Director Planning and Community Development

**Others Present:** Carl and Sue Bell, 39 Cottage Street; Mike Tartamella, Architect

**Call to Order:** Eric Cohen called the meeting to order at 6:52 PM

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**Citizen Speak:**

There were no comments from the public.

**Public Hearing: HDC-21-01 – 39 Cottage Street – Certificate of Appropriateness**

Mr. Cohen opened the Public Hearing for 39 Cottage Street. Homeowners Carl and Sue Bell were in attendance.

Mr. Cohen acknowledged that the project was initially presented in 2010 and asked Mr. Tartamella if there had been any changes to that plan.

Mr. Tartamella referred to the plans dated January 11, 2021. He summarized the scope of the project; explaining that the original home was built in 1915 and Bells engaged Patrick Ahearn Architects in 2010 to provide plans for the existing addition and renovation of the existing property, as well as inclusion of a secondary structure (a pool cabana) off of the garage.

Mr. Tartamella stated that the Commission approved the project in 2010 and issued a Certificate of Appropriateness, but that part of the plan was never completed, and the Certificate of Appropriateness had lapsed. He confirmed that the garage view with the proposed addition would remain unchanged from Cottage Street.

Mr. Cohen affirmed that he was a member of the Commission when the original Certificate of Appropriateness was issued and remembered the project well. He stressed that the home is beautiful and suited to the site. He reiterated that the plans as presented, were the exact plans approved in 2010.

Mr. Cohen queried that the same building materials used on the main house would be used on the proposed addition. Mr. Tartamella confirmed that all the materials would be the same; the shingles, roofing, rafter detail, shutters, as well as color scheme, would be the same.

Ms. Angjeli noted she would be comfortable with the addition, provided all the materials matched the existing main house. She asked if the windows would be the same as the existing windows. Mr. Tartamella said the windows proposed would be the Pella Architect Series windows used throughout the property.

Mr. Paine commented about the beauty effectiveness of the design, with consideration that the proposed addition would not be seen from Cottage Street.

Ms. Angjeli recommended that the motion included language indicating all materials would match the existing materials used at the property.

Mr. Cohen motioned to approve the design and Certificate of Appropriateness for HDC-21-01 – 39 Cottage Street as submitted, and previously approved; with condition that the materials and details match the garage structure as proposed. Ms. Angjeli seconded the motion. The vote was unanimous 5-0; Paine-aye, Wood-aye, M. Angjeli-aye, P. Angjeli-aye, Cohen-aye.

Mr. Bell stated that he appreciated the support of the Commission.

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### **Approval of Minutes:**

#### January 5, 2021

Mr. Cohen motioned to approve the January 5, 2021 Historic District Commission minutes, as written. Ms. Wood seconded the motion. The vote was unanimous 5-0; Wood-aye, P. Angjeli-aye, M. Angjeli-aye, Paine-aye, Cohen-aye

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### **Adjourn:**

Mr. Cohen adjourned the meeting at 7:17 p.m.

Minutes Approved: Tuesday, April 6, 2021