

**Meeting of the Wellesley Historical Commission**  
**11 April 2019, 7.00pm**  
**Juliani Room, Wellesley Town Hall | Wellesley, Massachusetts**

**1. Call to Order:**

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

**Members Present:** Brown, Schauffler, Gleysteen Lilley, Shlala (sitting for Shepsle by designation of the Chair); Loccisano (sitting for Goins by designation of the Chair); Fergusson (sitting for McNally by designation of the Chair)

**Alternate Member Present:** Carley

*[Note – effort was made to accurately record the names of all persons who spoke at this meeting, however, the sign in sheet was not recovered at the end of the meeting. Apologies for any misspellings of names.]*

**2a. DR-2019-08 – 16 Ledyard Street**

Ms. Zarazua-Urquidi gave the report of planning staff.

Neighbor Steve Burt, next door neighbor, appeared. Reviewed his history with real estate in Town. Spoke in favor of a delay so that the neighbors could have input into what might be built.

Neighbor Marty Kane appeared. Also supported a delay so that the neighborhood could have input.

Kate Fitzgerald (17 Ledyard) appeared. Also supported delay so that neighborhood can maintain its historic charm.

Brendan Giblin – Brendan properties, the owner’s representative, spoke. Expressed perspective that a repurposing was not possible. Also expressed a desire to work with the neighbors.

Henry Arnot, Architect, spoke about what he thinks that a potential buyer might like; i.e., a larger home, larger square footage, etc. There was some discussion that not all buyers necessarily want larger homes.

**Lilley moved that the building be preferably preserved, seconded Shlala. Unanimous vote in favor.**

**2b. DR-2019-10: 57 Sheridan Road**

Mr. Larry Shin appeared on behalf of the owners.

Ms. Zarazua-Urquidi presented the report and recommendation of the Planning Staff.

**Shlala moved that the building be preferably preserved; seconded Fergusson. Vote 6-1 in favor of preservation (Loccisano voted no).**

**2c. DR2019-08: 15 Woodland Road**

Mr. Larry Shin appeared on behalf of the owner.

Ms. Fogg appeared. Expressed concern that a small home that has hosted small and growing families is going to be lost.

Ms. Deborah Daniels talked about the history of the area as a dairy farm and how small houses such as the subject property are important for the diversity of the town.

Another neighbor appeared (name not audible). Indicated that he knocked down a house 20 years ago, but took great care to work with an architect to make it retain a “cottage feel”.

Ms. Zarazua-Urquidi presented the report of the planning department.

Mr. Shin commented on the redevelopment of various homes in the vicinity of the subject property.

Ms. Zarazua-Urquidi also spoke about a letter received from Mr. Fogg supporting preservation.

**Lilley moved that the building be preferably preserved, seconded Schaffler. Unanimous vote in favor.**

**3a. DR-2019-13: 796 Worcester St.**

Brian Villa, owner of/applicant for the property appeared. He recited, at length, what he believed to be the history of the home. The definition of “Eligible Building” is a building built in whole or in part prior to December 31, 1949, and defined as a dwelling at any point during the prior three years. However, there was no information presented to the Commission by the owner that the structure at 796 Worcester had ever been demolished.

There was long discussion of the evidence in the record and testimony provided by the Owner. The Planning Department also presented significant history of a property existing at this address from the 1920s through today.

**Gleysteen moved that that the house at 796 Worcester Street be deemed Eligible, thus falling under coverage of the Historic Preservation Demolition Review bylaw given the structure’s age. Fergusson seconded. Unanimous vote in favor.**

**4. Waiver Hearings**

**4a. DR-2018-59 – 18 Jefferson Road**

Robert Clasby and Jonathan Asburne appeared for Applicant.

Bonnie [surname inaudible]. She commented on the market conditions, and indicated that the house was a good representation of the diversity in the neighborhood.

Ms. Zarazua-Urquidi indicated that someone had come by the office to indicate that they would not bid on the property because it required too much money to rehabilitate.

Katherine Oseekin who has an offer in on the house, spoke to indicate that she believes that the house needs a complete renovation.

Mr. Ashburne described the unsuccessful efforts to sell the home.

A discussion of significant length ensued concerning whether efforts to sell the property have been bona fide within the meaning of Section D.(4)(a)(i) of the Historic Preservation Demolition Review Bylaw.

**Schauffler moved that the hearing be continued until May 15, 2018. Seconded Shlala. Motion carried unanimously.**

**4b. DR-2018-56: 38 Windsor Road**

Applicant requested a continuance to the next meeting.

Neighbor Ms. Marla Robinson (33 Windsor – across the street from the subject property) talked about the character of the neighborhood and how many residents in the neighborhood have taken measures to preserve that character by, among other things, purchasing properties they feared would be altered.

There was discussion concerning the historical significance of persons associated with the home.

Mr. Dorin pointed out that the homes presented as providing inspiration for the proposed structure were all built between approximately 2006 and the present, rather than the older more historically significant homes.

Mssrs. Lilley, Brown and others commented on the orientation of the garage and the ramifications for massing of having a front-loading three car garage pulled forward to nearly the same plane as the front of the home.

**Motion to continue to May 15, 2019 meeting made by Lilley; seconded by Schauffler. Unanimous in favor.**

**4c. DR-2018-60; 84 Whittier Road (Cont'd)**

Petition withdrawn.

**4d. DR-2018-48; 8 Riverdale Road (Cont'd)**

**Moved to continue to May 15, 2019 meeting by Lilley; seconded Schauffler. Unanimous in favor.**

**5. Wellesley Historical Society – 323 Washington Street (Stanwood House)**

Mr. J. Parker appeared. Provided an overview of the history of the Society's various homes around town and detailed some of the challenges the Society is facing with respect to permitting so that the Society can proceed with its plans.

WHC voiced its support in working with the Historical Society in efforts to formally designate the property as historic via a Single Building Historic District or via a placing the building on the National Registrar.

**6. Approval of Minutes**

**Schauffler moved to approve minutes of the March meeting, seconded by Shlala. Unanimous in favor.**

**7. House Plaque Approvals/House Plaque Research Contract**

No approval needed this week. Last batch of plaques are scheduled.

**8. Project Updates**

- a. Fells Library Roof Article – no update.
- b. HHU Update – two alternatives remain. There is still a lot of discussion. Commission members who met with the SBC suggested that they show both renovation proposal and new construction proposals with and without the tree. Shlala will draft an article for the Townsman.
- c. Beebe Plaque – No update.
- d. Historical Articles and/or Awards (e.g., Historic Renovation, Historically Accurate New Construction). Short discussion of potential candidates.

**9. New Business**

**10. Chair adjourned the meeting at 22:45**