

**Meeting of the
Wellesley Historical Commission**

April 13, 2022 – 7:00 PM

Meeting Convened via Zoom

Call to Order:

Chairman Brown called the meeting to order at 7:04 PM

Members Present: Grant Brown, Chair; Lawrence McNally, Vice-Chair; Michael Greco, Jacob Lilley, Michael Racette, Thomas Paine (sitting for R. Shepsle by designation of the Chair), Emily Maitin (sitting for E. Shlala by designation of the Chair)

Alternate Members Present: none

Also Present: Planning Director Don McCauley

Citizen Speak

None

Public Hearings – Preservation Determinations

DR-2022 09 – 9 Boulder Brook Road

Present: David Himmelberger, Attorney for the applicant

Mr. McCauley explained the structure was built in 1940 and completed in 1941. There were two small additions in the late 1940s, and the home has been largely untouched since that time. C.C. Crowell was the architect, and worked extensively in the area. The house has had three owners. Staff recommended the house be preferably preserved.

Mr. Himmelberger reported the house is surrounded by two new larger homes.

Mr. Racette stated this is a good example of an older house in good shape.

Mr. Brown noted the house has many fine architectural characteristics.

Ms. Maitin stated the merits of this house outweigh the redevelopment consideration.

Mr. McNally stated the home represents a point of time in the history of Wellesley.

Mr. Lilley stated the house is well proportioned, based on the lot size, and is worth saving.

Mr. McNally motioned, since the subject property is historically or architecturally important by reason of period style, method of building construction or associated with a particular architect or builder, either by itself, or in a context of a group of buildings; be deemed preferably preserved.

The motion was seconded by Ms. Maitin. A roll-call vote was taken:

Maitin-aye

Paine-aye

Lilley – aye
Greco-aye
McNally-aye
Brown-aye

The motion was unanimously approved 6-0. 9 Boulder Brook Road, DR-2022-09, was deemed preferably preserved.

DR-2022-09 – 9 Boulder Brook Road was closed.

DR-2022- 08 – 35 Bay View Road

Present: Anson Thomas and Kristin Lean, Owners; Greg Buzzell

Mr. McCauley reported the house was developed in the 1940's and designed by the noted architect Gustav Hagen. The house is a colonial design and retains the original style. Staff recommended the house be preferably preserved.

Greg Buzzell, 39 Bay View Road, a neighbor of the property, endorsed the proposed demolition and reconstruction.

Mr. Brown sought to confirm the owners were seeking to completely demolish the house and rebuild a new house. Ms. Lean replied in the affirmative.

Mr. Paine expressed his concern regarding what a new house would look like, because of the shape of the house.

Mr. Racette stated the existing home fits well with the neighborhood.

Mr. Lilley stated the house did not have many architectural features but did fit in the context of the neighborhood.

Mr. McNally motioned that since DR-2022- 08 – 35 Bay View Road is historically or architecturally important by reason of period style, method of building construction, or association with a particular architect or builder, either by itself, or in a context of a group of buildings; it be deemed preferably preserved.

The motion was seconded by Ms. Maitin. A roll-call vote was taken:

Maitin-aye
McNally-aye
Greco-aye
Lilley-no
Paine-aye
Brown-aye

The motion was approved 5-1 to preferably preserve the house at 35 Bay View Road, DR 2022-08

DR-2022-08 - 35 Bay View Road was closed.

At this point Mr. Racette joined the meeting.

Public Hearings - Waiver

Mr. McNally moved to continue 36 Patton Road and 36 Sheridan to the May 9, 2022 meeting.

Mr. Paine seconded the motion. A roll-call vote was taken:

Racette - aye
Maitin-aye
Paine - aye
Lilley-aye
Greco-aye
McNally-aye
Brown-aye

The motion was unanimously approved, 6-0.

DR-2021-73 – 17 Schaller Street

Present: Samant and Milica Kakarla, Owners; Ralph Kilfoyle, Architect; Larry Shind, Attorney for the Owners

Mr. Shind stated the owners explored renovation options, and a new structure makes best sense in this case. He noted there is a mixture of styles and sizes of homes in the neighborhood.

Mr. Kakarla provided detail regarding a proposed construction plan.

Mr. Brown recommended that the architect display a model of the proposed home superimposed over the existing structure, to help the Commissioners understand aspects of massing and setbacks.

Mr. McNally expressed the Commission’s concern that the architecture of the new house be compatible with the neighborhood.

Mr. Lilley stated he had problems with the exterior massing and proportionality.

Mr. Brown stated the proposed structure is large, with focus on a prominent, smallish roof.

Mr. Kilfoyle stated the house was raised to enable more light into the basement.

Ms. Kakarla stated her home was the smallest house in the Wellesley part of Schaller Street.

Mr. Greco inquired about the height of building.

Mr. Greco motioned to continue DR-2021-72 – 17 Schaller Street, to May 9, 2022.

Ms. Maitin seconded the motion. A roll-call vote was taken:

Racette-aye
Maitin-aye
Greco-aye
Lilley-aye
Paine-aye
Brown-aye

McNally-aye

The motion was unanimously approved, 7-0.

Plaque Program and RFP for Plaque Program Services

Present: Neil Larson, Larson Fisher Associates; John Ham, Researcher – Larson Fisher Associates

Mr. Larson explained the historical research process which his firm provides. He confirmed that Mr. Ham would be coming to Wellesley to photograph the homes, and would expect to use the records at Town Hall, when online research is not adequate.

Mr. Brown reported that the Town of Lexington recommended Mr. Larson, and confirmed the applicant has done significant amount of work for the MA Historical Society.

Mr. Racette inquired how the applicant got into the field. Mr. Larson confirmed his first assignment was with the NY Historical Society.

Mr. Brown confirmed there was approximately 575 homes to be researched at the present time.

Mr. McCauley acknowledged there was sufficient money to fund the research of all the homes presently eligible.

Mr. McCauley commented that the Planning Department had a full set of paper records available. Mr. Larsen stated if the 575-house research project needed to be completed within a year, there would be enough resources to finish the RFP within that time frame.

Mr. Greco inquired about using assessor data. Mr. Larsen replied in his experience, tax records are not always reliable.

Ms. Maitin inquired on the background of Mr. Ham. Mr. Ham confirmed that he attended U MA for Historic Preservation Sciences.

Mr. McCauley stated it would be important to batch like-properties together.

Approval of Minutes

No minutes were presented.

New Business

Mr. Racette suggested a tour highlighting preserved historical homes which have been renovated. Ms. Maitin noted that a tour of the exteriors only might make property owners more willing to participate.

Mr. Brown reported two Girl Scout Troops will sponsor a historical map for a tour of downtown Wellesley during Wellesley Days.

Adjourn

Mr. Brown adjourned the meeting at 9:40 PM.

APPROVED – SEPTEMBER 12, 2022