

**Meeting of the  
Wellesley Historical Commission  
May 10, 2022 – 7:00 PM  
Meeting Convened via Zoom**

**Call to Order:**

In the absence of Chair Grant Brown, Vice Chair Lawrence McNally chaired the meeting and called it to order at 7:02 PM.

**Members Present:** Vice Chair McNally, Jacob Lilley, Michael Greco, Elizabeth Shlala, Michael Racette (sitting for Ms. Shepsle by designation of the Vice Chair), Thomas Paine (sitting for R. Shepsle by designation of the Vice Chair) Marc Charney (sitting for Mr. Brown by designation of the Vice Chair), Jackie Hempel

**Also Present:** Planning Director Don McCauley

**Citizen Speak**

None

**Public Hearings – Preservation Determinations**

DR-2022-19 – 115 Woodlawn Avenue

Present: Patrick Ahearn, Owner; David Himmelberger, Attorney for owner

Mr. Ahearn stated several additions to the original house have served to take away any historical architectural value.

Mr. McCauley summarized the Staff Report, noting that the well-known architect, Benjamin Proctor Jr., designed the original home. He further stated that the structure was 90 feet from the Fiske House, and therefore, also satisfied the criterion of the bylaw regarding proximity to a historic district. Staff recommended the house be preferably preserved.

Mr. Charney inquired if the lot is large enough to be subdivided. Mr. Himmelberger replied that it was not large enough.

Mr. Charney stated that the Commission tries to encourage renovation instead of demolishing such historic structures.

Mr. Ahearn stated again that in his view the numerous additions had greatly reduced the architectural integrity of the house.

Ms. Shlala opined that the corner lot changes the streetscape and house should not be preferably preserved.

Mr. McNally inquired about the effect of the additions made to the structure. Ms. Shlala replied that the additions negatively affect the flow of the present house when compared to other homes in the neighborhood.

Mr. Greco stated the house satisfied at least one of the bylaw criteria and should be preferably preserved in accordance with the bylaw.

Mr. Racette concurred that the structure definitely met the criteria of the Bylaw.

Mr. McNally inquired if the original house would be worthy of being preserved. Mr. Ahearn replied that the multiple additions had negatively altered the front of the house, as well as the window configurations.

Mr. Greco motioned for reasons, that have been discussed by the Commission, for 115 Woodlawn Avenue, DR-2022-19, be preferably preserved. Mr. Racette seconded the motion.

A roll-call vote was taken:

Charney-aye

Lilley-no

Shlala-no

Greco-aye

Racette-aye

Paine-aye

McNally-aye

The motion was approved 5-2 to preferably preserve 115 Woodlawn Avenue under DR-2022-19.

The hearing for DR-2022-19 was closed.

#### DR-2022-20 – 202 Washington Street

Present: David Himmelberger, Attorney for Owner

Mr. Himmelberger provided summary of the project, and stated the structure was originally constructed as a barn and in the 1950s was converted to a dental office, which was later turned into a residential structure.

Mr. McCauley confirmed the original house was constructed in the 1850s, and the garage was added to in the 1930s, which was changed to a dental office in the 1950s. Staff recommended the garage be preferably preserved.

Mr. Lilley inquired about what could be built if the existing structure was demolished. Mr. Himmelberger replied that the lot could be divided by right.

Neighbor Mark Nikolewski, 389 Worcester Road, expressed his concern about what might replace the structure.

Ms. Hempel stated the garage structure was appropriate for the neighborhood.

Mr. Charney commented about the challenging relationship between the structures on the property.

Mr. Greco stated there are solid reasons to preserve the property.

Mr. Racette stated the site represented one of the oldest residential structures in the town.

Ms. Shlala moved to preferably preserve 202 Washington Street, DR-2022-20. Mr. Racette seconded the motion.

A roll-call vote was taken:

Charney-aye

Lilley-aye

Shlala-aye

Greco-aye

Racette-aye

Paine-aye

McNally-aye

The motion was approved 7-0 to preferably preserve 202 Washington Street under DR-2022-20.

The hearing for DR-2022-20 was closed.

#### DR-2022-21 – 88 Crest Road

Present: Michael Lohin, Contractor

Mr. Lohin stated his biggest concern was the stability of the foundation, indicating it was not feasible to renovate and/or add, without pouring a new foundation.

Mr. McCauley detailed the history of the house; the house was built before 1900 and is in the College Heights section of town. The house is a hybrid colonial/shingle style building, and the architect is unknown. Mr. McCauley noted that one of the former owners was the Tailby family. Staff recommends the house be preferably preserved.

Neighbor Anne Newman, 94 Crest Road, e-mailed a request to view some of the developer's work, prior to approval of the project.

Neighbor Dennis McCormick, 84 Crest Road, acknowledged the poor condition of the house and supported the construction of a new structure.

Neighbor Margaret Lyne, 89 Crest Road, stated the house had been in disrepair since 1997.

Glen MacMaster, former resident at 88 Crest Road, stated he is available to answer any questions about the property.

Mr. Lilley opined about the neighborhood and its historical nature; noting that the house had many whimsical features but is in poor condition.

Ms. Shlala stated that preservation of the structure must be considered.

Mr. Racette acknowledged the opinions of the neighbors but stated that structure condition is not within Historical Commission purview in determining whether a property should be preferably preserved.

Mr. Greco emphasized there are very few houses in town that were built in the 1890s.

Ms. Shlala moved to preferably preserve 88 Crest Road under DR-2022-21. Mr. Greco seconded the motion.

A roll-call vote was taken:

Charney-aye  
Lilley-aye  
Shlala-aye  
Greco-aye  
Racette-aye  
Paine-aye  
McNally-aye

The motion was approved 7-0 to preferably preserve for 88 Crest Road under DR-2022-21.

The hearing for DR 2022-21 for 88 Crest Road was closed.

### **Public Hearings – Waivers**

#### **DR-2021-50 – 36 Patton Road (Continued from 4/13/22)**

Present: Mike McKay, Architect; David Himmelberger, Attorney for owner

Mr. McKay highlighted the changes made to the design.

Mr. Himmelberger presented updates to the landscape plan.

Mr. McCauley stated the house was one of the original houses built in the Woodlands section of Wellesley.

Mr. McKay confirmed the house was an expanded cape, and the attempt was to minimize the scale and mass of the house.

Mr. Lilley stated the different roof lines were in alignment, and a faux chimney might be effective.

Mr. Greco indicated he was not comfortable with voting to approve, with conditions. Mr. Himmelberger replied the changes were minor in scope.

Mr. Racette motioned to approve the waiver application for DR-2021-50 – 36 Patton Road, subject to design changes approved by Mr. Lilley. Ms. Shlala seconded the motion.

A roll call vote was taken:

Charney-aye  
Lilley-aye  
Shlala-aye  
Greco-no  
Racette  
Paine-aye  
McNally-aye

The motion was approved 6-1 to grant a waiver to demolition delay bylaw for DR-2021-50 - 36 Patton Road.

The hearing for DR 2021-50 was closed.

DR-2021-51 36 Sheridan Road

Present: Michael McKay, Architect; David Himmelberger, Attorney for owner

Mr. McKay highlighted the changes made to the plan, as recommended by neighbors during a neighborhood meeting.

Neighbor, Patricia Farnsworth of 40 Sheridan Road, expressed her concern about the proposed size of the structure. Mr. Himmelberger replied there are other houses in the neighborhood of similar size.

Neighbor Elizabeth Zahniser, 33 Sheridan Road, indicated her appreciation regarding scheduling of a neighborhood meeting, and consideration of suggestions made at that meeting.

Neighbor William Farnsworth, 40 Sheridan Road, indicated his concern that the house plans had increased in size.

Mr. Greco commented about the height of the house.

Neighbor Patricia Kennedy, 34 Sheridan Road, stated the houses around the proposed structure are much smaller.

Mr. Racette agreed with the concerns mentioned by the neighbors.

Mr. Charney commented that the design team and neighbors, needed to settle some issues.

Mr. Lilley detailed changes to the design that would help with the massing and scale.

Mr. Greco motioned to continue DR 2021-51 for 36 Sheridan Road to the 6/13/22 meeting of the Historical Commission. Mr. Racette seconded the motion.

A roll-call vote was taken:

Charney-aye

Lilley-aye

Shlala-aye

Greco-aye

Racette-aye

Paine-aye

McNally-aye

The motion was unanimously approved 7-0; to continue DR 2021-51 for 36 Sheridan Road to the 6/13/21 Historical Commission meeting.

The hearing for DR 2021-51 – 36 Sheridan Road was closed.

**Plaque Program and RFP for Plaque Program Services**

Mr. Racette stated several Commissioners expressed concern regarding plaque examples submitted by Mr. Larson.

Mr. Greco indicated his concern about the distance between where Mr. Larson's company is located and proximity to Wellesley.

Mr. Racette confirmed he would contact Mr. Larson and invite him to the next meeting Historical Commission meeting to address various concerns brought up by some Commissioners.

**New Business**

Discussion took place regarding Historical Commission participation in the upcoming Town parade.

**Adjourn**

Mr. McNally adjourned the meeting at 9:52 PM.

**APPROVED – SEPTEMBER 12, 2022**