

**WELLESLEY HISTORIC DISTRICT COMMISSION
CALLED MEETING & PUBLIC HEARING
JUNE 2, 2020, 6:45 PM
ONLINE REMOTE MEETING**

Members Present: David Smith, Chair; Pluton Angjeli; Eric Cohen; Emily Maitin; Thomas Paine; BB Wood.

Staff: Dana Marks, Planner.

Others Present: Catherine & Jeff Cerio (19 Abbott Street).

Call to Order: David Smith called the meeting to order at 6:48pm.

Public Hearing – HDC 20-04 – 19 Abbott Street – Certificate of Appropriateness. Mr. Smith opened the public hearing for the request for a Certificate of Appropriateness. The Applicants are requesting to replace an existing window with a French door. Applicants Catherine and Jeff Cerio were present, and Mr. Smith invited them to give a brief description of the project.

All documents from the Commission meeting are on file in the Planning Department.

The Applicants are requesting to replace a Pella window with a Pella French door from the Pella Architectural Series. The proposed door will be custom built to replicate the existing window and match the rest of the windows throughout the house. The width of the opening will remain the same as well as the lintel above. It will also be color matched. They are also proposing to have an exterior screen door. The door would lead from their dining room area to a patio, which would enhance the accessibility of both spaces.

Mr. Cohen asked about how high the door would sit from the foundation. The Applicants indicated that there would be one step down from the door opening to the patio. Mr. Cohen then asked Ms. Marks how the Commission should treat the fence and its permanence because only part of the proposed door would be visible behind the property's fence. Ms. Marks referred to Section 14D of the Zoning Bylaw to remind the Commission that they review "Exterior Architectural Features" as well as "Structures," such as fences, within the Town's Historic Districts.

Mr. Cohen asked if the double door width would be wide enough to be functional. Mr. Angjeli indicated based on the application materials that it should be wide enough. Mrs. Cerio shared a sketch drawing of what the proposed door would look like, which maintains the existing lintel. Mr. Cohen stated it would also have been useful to have cross sections of details, such as the muntins. Ms. Marks asked and Mrs. Cerio clarified that the existing and proposed would all be from the Pella Architectural Series.

Mr. Cohen then asked about the finishing materials of the proposed door. The Applicants indicated that it would be aluminum clad to match what they currently have in material and color.

Mr. Paine asked for clarification about the screen doors. The Applicants explained they intend to include a screen door with mesh and a simple metal frame that will be the same color as the French door and other windows throughout the house. The screen doors will open outwards and the French doors will open inwards.

The Applicants reiterated that they are trying to replace the window with a new door and match what they already have. They intend to stay as consistent as possible. The metal elements will be bright brass, which will match the rest of the metal elements throughout the house such as door knobs and kick plates. Ms. Maitin asked about the color of the screen door frame. Mrs. Cerio stated that color will also match the proposed door and all existing windows.

Mr. Angjeli commented that the proposed project succeeds in the Applicant's aim to be consistent. Ms. Wood agreed.

Mr. Smith asked if there was a motion from the Commission. Ms. Wood made a motion to approve the Certificate of Appropriateness as proposed and presented. Ms. Maitin seconded the motion. Following a roll-call vote, the motion unanimously passed 6-0, therefore granting the Certificate of Appropriateness for 19 Abbott Street.

Following the vote, Mr. Cerio asked whether or not unanimous decisions are subject to an appeal period. Ms. Marks answered that all Commission decisions are subject to an appeal period after a Certificate is granted, and would be in touch with the Applicants in the coming days.

Review of April 2020 Draft of Historic Preservation Design Guidelines. Mr. Smith opened the discussion about the draft of the Historic Preservation Design Guidelines the Commission is working on with Peter Benton from Heritage Consulting. Mr. Smith stated that it is turning out to be a very nice document and is organized well.

Ms. Wood asked how the document has evolved from earlier versions. Mr. Smith explained that it has become more user-friendly as the Table of Contents has become more robust. Additionally, it is full of good photos and resources for homeowners. The final product will be delivered in digital form that will be made available on the Commission's website. Ms. Marks added that in her correspondence with Mr. Benton, they will receive a digital copy and two printed and bound copies.

Mr. Smith asked what would happen should the Commission wish to make changes in the future once it is finished and approved. Ms. Marks indicated that she would reach out to Mr. Benton. Ms. Wood asked how more changes would happen. In response, Ms. Marks explained the current process from the start to where the Commission and the draft stand now. Once the Commission is comfortable with the draft, they will hold a public hearing for the Design Guidelines where Mr. Benton would come to give a presentation on the document, which will give residents the opportunity to be heard and have their questions addressed. The Commission would then to approve the document as a guiding reference resource to homeowners for future projects.

Ms. Maitin stated that she hadn't had a chance to fully review the most recent draft, however stated that the list of Commission members will need to be updated. Ms. Maitin also stated that it would be useful for all of the Commission members to have their own printed copy as a reference when they are reviewing particular applications coming before them.

Ms. Maitin spoke to the subject of future revisions and suggested that future changes be clearly indicated. Mr. Paine added that he did not believe copyright was an issue in this situation because it is a document the Commission commissioned from the consultant, so they should be able to make revisions. Ms. Marks added to the suggestions discussed that it could be done by simply adding dates after "date approved" to include "date revised."

Mr. Smith suggested continuing the conversation to the next Commission meeting to give everyone time to review the draft. Ms. Marks will resend the most recent draft to the Commission members.

Mr. Smith also asked if the consultant is still waiting for his final payment, which Ms. Marks answered that there is one more installment owed to Mr. Benton. Mr. Cohen suggested setting a deadline to the July meeting to have all members review it and have a final draft discussion so the Commission can move forward to the next steps.

HDC Vacancies. The Historic District Commission currently has one open seat available. Mr. Smith stated that they had tried to reach out to architects to see if any were interested in volunteering their time to join the Commission. Mr. Smith stated that Ms. Marks had reached out to some architects, and Ms. Marks indicated she received some responses where architects were not interested or available at this time. Mr. Smith asked the Commission if anyone else had architect contacts that they could contact. Ms. Marks reminded the board that another resident had submitted an application (Meredith Angjeli) who the Commission previously interviewed.

Ms. Maitin suggested that they recommend Meredith Angjeli for appointment now for a new term, and should an architect express interest in joining in the future, she would resign in order to make space for such an individual. Mr. Smith supported Ms. Maitin's suggestion.

Mr. Smith asked if it was possible to have a "consultant architect" or an advisory non-voting member. Ms. Marks indicated she could look into this possibility, as other boards and commissions have such a member. Ms. Maitin noted that the consultant/advisory member would still need to commit a sizeable amount of time outside of the meetings reviewing materials.

Mr. Smith made a motion to recommend to the Board of Selectmen to appoint Meredith Angjeli to a three-year term to the Historic District Commission commencing on July 1, 2020 until June 30, 2023. Mr. Cohen seconded the motion. Following a roll-call vote, the motion unanimously passed 6-0 to recommend Mrs. Angjeli for appointment.

Ms. Maitin reiterated that should an architect want to join the Commission, then she would give up her seat.

Approval of Minutes. Prior to the meeting, Ms. Marks circulated drafts of minutes from the previous Commission meeting on May 5, 2020. Mr. Smith made a motion to approve the May 5 minutes as prepared. Mr. Cohen seconded the motion. After a roll-call vote, the Commission unanimously (4-0) approved the May 5. Mr. Angjeli and Ms. Wood did not vote on the matter because they were not yet Commission members for the May 5 meeting.

Citizen Speak. No one was present for Citizen Speak.

Adjourn. Mr. Smith adjourned the meeting at 7:47pm.

Next Meeting: July 7, 2020

Minutes Approved: July 7, 2020

Minutes Compiled by: Dana Marks, Planner

A full recording of this meeting can be viewed through www.wellesleymedia.org.