

**Meeting of the  
Wellesley Historical Commission  
June 8, 2020  
Meeting Convened via Zoom Video Conference in Accordance with the  
Emergency Orders of the Governor of the Commonwealth in Response to  
The COVID-19 Pandemic**

**1. Call to Order:**

Brown called the meeting to order at 7:04 p.m.

**Members Present:** Brown (Chair), Greco, Lilley, McNally (Vice Chair), Shepsle, and Shlala.

**Alternate Members Present:** Maitin and Racette.

**Advisory Member Present:** Dorin

**2. Citizen Speak**

No speakers

**3. Public Hearings on Applications for Demolition**

**DR-2020-13: 4 Earle Road**

*Brown designated Maitin to stand in place for Shauffler as a voting Member of the Commission for tonight's meeting.*

Dana Marks, Planner from the Wellesley Planning Department, briefly reviewed the pertinent considerations for Preservation Determinations under the applicable Bylaw. Marks summarized the Planning Department's research on the subject property, which is more fully described in the Planning Department's Staff Report for the subject property, and the Planning Department's recommendation that the house be preferably preserved.

Dorin stated that in his opinion, the builder of the original structure was not of such historical significance to justify preservation, but the house satisfied the first and second standards set forth in the By-law, namely, that the building is: i) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America; and ii) 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 the context of a group of Buildings.

No neighbors asked to address the Commission regarding the application.

The owners/applicants, Michael and Katharine Daly, appeared on their own behalf. Mr. Daly stated that the house needs significant and costly structural work to bring it into good shape. He also noted the fact that there had been several additions made to the home at different points in time. Mr. and Ms. Daley emphasized that they love the neighborhood, and intend to stay. Mr. Daly stated that they

have shared their plans with neighbors and have received support from them for their planned construction of a new home there.

Brown stated that the focus of the present application is the existing building—not what might be built in its place.

Racette, Brown, Shepsle, McNally, and Shlala noted that the existing house fits well into the neighborhood.

McNally moved that the existing building be deemed Preferably Preserved on the grounds that the building is: i) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America; and ii) 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 the context of a group of Buildings; Maitin seconded. **Roll-call vote because of remote participation under applicable law and the emergency orders: Maitin (Yes); McNally (Yes); Shlala (Yes); Shepsle (Yes); Greco (Yes); Lilley (Yes); Brown (Yes). (Unanimous in favor). (7-0)**

The Public Hearing for DR-2020-13 was closed.

#### **4. Public Hearings on Applications for Waiver**

##### **4a. DR-2019-68: 9 Wilson Street**

Mr. Himmelberger reported that the owner/applicant has a pending application before the ZBA, which will be addressed at the ZBA's July 9, 2020 hearing. He requested that this application be continued to the Commission's July 13, 2020 hearing.

McNally moved that the application be continued to the Commission's July 13, 2020 hearing; Maitin seconded. **Roll-call vote because of remote participation under applicable law and the emergency orders: Maitin (Yes); McNally (Yes); Shlala (Yes); Shepsle (Yes); Greco (Yes); Lilley (Yes); Brown (Yes). (Unanimous in favor). (7-0)**

The Public Hearing for DR-2019-68 was continued to the Commission's July 13, 2020 meeting.

##### **4b. DR-2020-02: 9 Durant Road**

Attorney Himmelberger appeared on behalf of the owner/applicant. Ms. Anita Spigulis-DeSnyder, Trustee of the Trust that owns the property, also appeared. The owner/applicant's architect, Henry Arnaudo, also appeared.

Mr. Himmelberger stated that after hearing the Commission's concerns (expressed at prior meetings) that the originally-submitted design did not fit in well with the neighborhood, the owners commissioned an entirely new design, and also sought and obtained feedback from Lilley during that process. The new design was submitted to the Planning Department and the Commission earlier today.

No neighbors asked to speak.

Brown commented that the new design included several features (e.g., Shingle style design, front porch) which picked up on design elements found in nearby homes, but questioned the roof pitch between the main structure and the garage, as well as the window alignment and sizes on the right and left side elevations.

Lilley stated that he felt that the new design is heading in the right direction, and that the owners had made a good faith effort to reflect the WHC's comments and concerns into the new design. The massing is more acceptable, for instance. Lilley offered suggestions about the roof design and materials. He suggested using normal sized windows on the first floor of the garage in the right-side elevation.

McNally suggested that it appeared that the new design is very similar to a design that is featured on the architect's website, and questioned whether the new design was essentially close to a "stock" design.

The owner/applicant's architect, Henry Arnaudo, addressed the Commission. He stated the smaller size of the lower floor windows are necessitated by the fact that they are in the kitchen. He stated that although his company has a number of designs in its library, this is not a "stock" design. He noted that many features (e.g., two-car garage) are features that most new home buyers seek. He explained the reasons for various aspects of the roof design.

Shlala and Brown each noted a concern about the significant increase in lot coverage of the new design not fitting in with the streetscape.

Himmelberger stated that the new design fits in well with other homes that have been built in the neighborhood.

There was discussion among the architect, Mr. Himmelberger and several members of the Commission regarding roof design considerations and concerns.

Dorin stated his belief that the new plan was an improvement, but he expressed a desire to see how the ZBA votes on the application submitted or to be submitted to it for this property, because the ZBA's decision could significantly affect the design options.

Mr. Himmelberger suggested that the Commission was now voicing objections based on massing and size, which were not expressed at prior meetings. Brown denied that this was the case. McNally cited prior meeting minutes that noted that these are not new concerns being expressed by the Commission.

Mr. Himmelberger argued that the Town's zoning By-law allows for a certain percentage of lot coverage and if the proposed design does not violate that aspect of the By-law, then the Commission should not object on the grounds that the proposed home covers too much of the lot. Brown stated that the Commission's charge includes evaluating whether a proposed new construction fits in with the character of the neighborhood.

Himmelberger asked if there are any factors that the Commission could express to offer guidance, going forward. Brown stated that the Commission should not be too proscriptive about design elements. Himmelberger asked Lilley if he would be amenable to further discussions about considerations, before the next meeting. Lilley stated that he would agree to do so, but cautioned that if the owner/applicant's goals are not in line with the goals of the Commission, such discussions might not be fruitful.

Mr. Himmelberger requested that the application be continued to the Commission's July 13, 2020 hearing.

McNally moved that the application be continued to the Commission's July 13, 2020 hearing; Greco seconded. **Roll-call vote because of remote participation under applicable law and the emergency orders: Maitin (Yes); McNally (Yes); Shlala (Yes); Shepsle (Yes); Greco (Yes); Lilley (Yes); Brown (Yes). (Unanimous in favor). (7-0)**

The Public Hearing for DR-2020-02 was continued to the Commission's July 13, 2020 meeting.

## **5. Approval of Minutes**

The minutes of the May 11, 2020 meeting were considered. McNally suggested minor edits to the previously circulated draft minutes.

McNally moved to accept the minutes with the suggested edits; Shlala seconded. **Roll-call vote because of remote participation under applicable law and the emergency orders: Maitin (Abstained); McNally (Yes); Shlala (Yes); Shepsle (Yes); Greco (Yes); Lilley (Yes); Brown (Yes). (Unanimous in favor). (6-0)**

## **6. Project Updates**

6a. Historic Awards. The Commission members discussed various properties for consideration for awards. Brown updated the Commission on the status of the production and distribution of 2019 awards.

6b. WHC Website and Database. There was general discussion about updating and completing information and documentation on the Commission's website, and how it could be improved, and what is technologically feasible with respect to integration with the Town's website. Dorin will provide examples from other town's websites.

6c. 31 Elm Street. Shepsle reported that Charney is taking photographs of 31 Elm Street to document the home before it is demolished.

## **7. New Business**

Proposed slate for 3-year terms starting July 1, 2020. Brown reported that Fergusson has informed him that he plans to resign from the Commission after his term ends, on June 30, 2020. The remaining five members whose terms will also expire after June 30, 2020 (Shlala, Lilley, Schauffler, Maitin, and Racette), have requested to serve for additional 3-year terms thereafter, each in their current roles. In addition, the Board had previously voted to recommend that the Board of Selectmen appoint Thomas Paine to the Commission to serve as an Alternate Member. Motion to approve slate. Tom Paine will join.

McNally moved that Brown submit the following slate to the Board of Selectmen for approval of 3-year terms, to begin on July 1, 2020: Members: Lilley, Schauffler, and Shlala; Alternate Members: Maitin, Paine, and Racette; Greco seconded. **Roll-call vote because of remote participation under applicable**

**law and the emergency orders: Maitin (Yes); McNally (Yes); Shlala (Yes); Shepsle (Yes); Greco (Yes); Lilley (Yes); Brown (Yes). (Unanimous in favor). (7-0)**

**7. Adjourn**

Brown adjourned the meeting at 9:18 p.m.