

**Meeting of the  
Wellesley Historical Commission  
10 June 2019 19:00  
Great Hall, Wellesley Town Hall | Wellesley, Massachusetts**

**1. Call to Order:**

Chairman Brown called the meeting to order at approximately 19:00.

**Members Present:** Brown, McNally, Schaufler, Lilley, Goins, Greco, Shepsle, Loccisano (sitting as a voting member by designation of the Chair)

**Alternate Members Present:** Carley, Maitin, Shlala; Racette, Fergusson

**2a. DR-2019-08 – 10 Rice St.**

Owner Jeremy Kornwitz appeared.

Robert Flemming, 432 Washington St., a neighbor, spoke. He provided a history of the property, neighborhood and the home. He indicated that a building appears on the lot in an 1897 atlas.

In response to a question from Mr. McNally, Mr. Panak of the Planning Department indicated that the staff report shows a building date of 1908. There were suggestions that the building is older.

Mr. Racette commented on the home and its place in the neighborhood.

Mr. Brown made similar comments.

Mr. Kornwitz indicated that he believed the portion of the building near the door was a 1980s era addition.

**Goins moved that the house NOT be preferably preserved. Schaufler seconded. 5-2 voted in favor of the motion. Shlala and McNally voted no on the motion.**

**2b. DR-2019-30: 16 State St.**

Mr. Mike Doherty et al., appeared as the managers of the owner (a limited liability company).

Mr. Racette asked whether there was any significance to the fact that this is one of three stucco construction homes in the immediate vicinity.

Ms. Shepsle asked about whether there was any real neighborhood context here.

Mr. Lilley commented on the architectural characteristics of the house and its role as a transition structure between a commercial and residential area.

Ms. Shlala asked whether there were any neighbors in attendance.

Mr. Carley commented on nature of the neighborhood. He also indicated that without additional research presented to the commission, it was difficult to assess the historical significance of the building.

**Goins moved that the house NOT be preferably preserved. Schaufler seconded. 6-1 voted in favor of the motion. Shlala voted no on the motion.**

**2c. DR2019-28: 11 Woodland Road**

Mr. Shind appeared on behalf of the Owner.

Ms. Sandra Marie Strawbridge, who claims an equitable interest in the property spoke. She indicated there is a title dispute on the property, in which she is involved. She urged the Commission to vote to preferably preserve the property. She commented on the nature of building and its place in the neighborhood.

Mr. Steve Gallente from Ingersoll Rd. spoke. He discussed how some of the houses in the neighborhood had fallen into disrepair, and were torn down some of the teardowns in the neighborhood, but added that this home does not fall into that category as it is well maintained and fits into the neighborhood wonderfully.

Mr. Rob Kavanaugh of 22 Ingersoll Rd. spoke. He indicated that he owns a similar home and added an addition to the back so as to preserve the home's appearance from the street and its place in the neighborhood.

Ms. Margot Hampe of 28 Eaton Court spoke in favor of preservation. She recounted many wonderful events at those houses.

Ms. Leslie Holmes of 377 Weston Road spoke in favor of preservation.

Mr. Richard Knights of 27 Elmwood Rd. spoke in favor of preservation.

Mr. Don Thieme spoke in favor of preservation.

Mr. Brown suggested that the hearing be continued pending resolution of the ownership issue and an opinion from Town Counsel given the information presented during the hearing.

**Shepsle moved to continue the hearing July 8; seconded Shlala. Unanimous in favor.**

**3. Waiver Hearings**

**3a. DR-2019-11: 40 Old Farm Rd.**

Attorney Himmelberger appeared on behalf of the Applicant, Mr. Sheth, who also appeared.

Ms. Pasko, a neighbor, appeared and expressed concerns about the modern nature of the proposed design. She also requested that blasting be prohibited, and that the tree canopy be preserved to the maximum extent possible.

Mr. Himmelberger commented on the placement of the proposed house on the lot (further back than the existing structure) and that it will have a lower profile (as a result of its modern design). He also indicated that any ledge removal would be done without blasting. He also noted that the lot itself is part of the fabric of the neighborhood, and as the home is well-screened by vegetation, it would not disturb said fabric.

Mr. Greg Legault, the project architect, presented aspects of the design. Indicated that there is precedent for modern design like this at 39 Highgate. He was aiming to minimize the massing.

Mr. Himmelberger also emphasized the screening of the existing home and that this would largely be preserved.

Ms. Cynthia Strauss of 36 Old Farm (next door). She lauded the proposed preservation of the tree canopy. She took issue with the notion that the neighborhood was moving toward modern or contemporary architecture.

Mr. John McGeough (Owner's contractor) indicated that they looked extensively at renovation. Commented on the diversity of the homes in the neighborhood.

Mr. Fergusson commented that the structure was not contemporary, but really a throwback to the 1920s or 1930s. He indicated that he thought the design was good overall and contributed to the architectural stock of the town, as opposed to adding another home in a replica style.

Mr. Greco commented on the notion that hiding the buildings was somehow a benefit and worried about that as precedent.

Mr. Himmelberger spoke about the historical tendency in Wellesley to minimize massing from the public viewpoint.

Mr. Goins commented on the structure. He indicated that he personally likes the design very much, but is having a difficult time squaring it with a finding of preferable preservation for the existing structure. He indicated that he could not see any historic cues or nods to the neighborhood context in the proposed structure.

Mr. Lilley commented on bridging of historical and modern structures. Suggested that the petitioners team try to bridge that gap.

Owner suggested a continuance while they try to refine the design to take the suggestions into account.

**Mr. McNally moved to continue the hearing to July 8; seconded Schaffler. Unanimous vote in favor.**

**3b. DR-2019-10 – 35 Clifford Rd.**

Goins moved to continue 35 Clifford to July 8; seconded Schauffler. Unanimous vote in favor.

**3c. DR-2019-06 – 183 Walnut St.**

Owner Fardad Farahmand appeared. He presented revised drawings of the home.

Mr. Lilley thanked the petitioner for taking several suggestions on board. He commented on the massing of the addition – it still seems a bit overwhelming.

Racette echoed Lilley's comments.

Ms. Shlala asked whether they considered remodeling the front portion of the home to match the addition. Mr. Farahmand indicated that they wanted to keep the front structure as they have lived there for 25 years.

Mr. Brown commented upon the intersection of the existing structure with the addition and the disparate roof heights.

Mr. Fergusson commented on the contrast and found it very appealing.

Mr. Goins thanked the owner for his repeated appearances.

Mr. Brown asked whether connecting some of the planes would address some of the concerns. Mr. Lilley commented.

Ms. Shepsle commented on the connection part of the structures.

**Goins moved to approve the waiver subject to the edits discussed; Shlala seconded. Unanimous in favor.**

**3d. DR-2018-56: 38 Windsor Road**

Pete Holland and Ms. Allie Pfannenstiehl (R4 partners), part owners, of the property appeared. Mr. Holland recounted the various town permitting processes that they have been through. They detailed the changes to the plans since the last time they were before the Commission.

Mr. Brown asked about the orientation of the garage – Commission had suggested a separate carriage house-like structure or turning it to decrease the massing from the street. Mr. Holland indicated that that was not done on account of wetland concerns among other design concerns.

Marla Robinson 33 Windsor Road (neighbor from across the street) spoke. She expressed concerns about the 3 car garage and asserted there are only 3 homes in the neighborhood that have visible three car garages that are connected in this manner to the main home.

Ms. Nancy Westenberg of 50 Windsor Rd. commented on the general fit of the home into the neighborhood. She thought it is a very large home for the neighborhood.

Mr. William Rich of 64 Abbot Rd. He suggested that the garage be moved to the left side of the house, but otherwise indicated that the design was pleasing.

Mr. Holland addressed various questions about the garages, their number and placement.

Mr. Lilley made several suggestions to the skin of the structure and some additional comments and suggestions w/r/t the garage.

Petitioner was willing to accept Mr. Lilley's suggestions, save the step back of the third bay of the three car garage.

Ms. Johnson, Chair of the Planning Board, indicated that Ms. Jop, who will be briefly filling in as planning director can review.

**Goins moved to grant a waiver subject to the modifications discussed and planning approval thereof; seconded Schaffler. Unanimous in favor.**

**4. Approval of Minutes**

**Shlala moved to approve minutes of the May 15 meeting as edited, seconded by McNally. Unanimous in favor.**

**5. House Plaque Approvals / House Plaque Research Contract**  
New requests have been received

**6. DRNCDC Appointment**  
Eugene Cox reappointment

**McNally moved to reappoint Mr. Cox; seconded Schaffler. Unanimous in favor.**

**7. Project Updates**

- a. HHU Update – Brown provided an update.
- b. Beebe Plaque – no update.
- c. Historical Articles and/or Awards Nominations:

Historically Sensitive Renovation:

21 Albion Road –

**McNally moved to award; goins seconded. Unanimous in favor.**

24 Atwood St.

**Goins moved to award; Shlala seconded. Unanimous in favor.**

2 Cushing Rd.

**Goins moved to award; Schaffler seconded. Unanimous in favor.**

Historically Accurate New Construction:

40 Beechwood

**McNally moved to award; Goins seconded. Unanimous in favor.**

**8. August Meeting Date**

August meeting date will be August 5, 2019.

**9. New Business**

Interview Meetings: Set for Monday 6/17

Discussion about the Wellesley Square Redevelopment Community Meeting 6/18.

Ms. Johnson provided an update on a preservation determination for a pump building on the Sudbury aqueduct and on a new potential single building historic district at 323 Washington Street.

**10. Chair adjourned the meeting at 22:50.**