

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

1. Call to Order:

Chairman Brown called the meeting to order at approximately 19:05.

Members Present: Brown, McNally, Maitin (sitting by designation of the chair for Schauffler), Lilley, Greco (sitting by the designation of the chair for the vacant position), Shepsle and Racette (sitting by designation of the chair for Goins).

Alternate Members Present: Carley

Advisory Member Present: Dorin

2a. DR-2019-28 – 11 Woodland Road

Chairman Brown provided an overview of the procedural posture of the case. He indicated that Town Counsel has opined that the hearing could proceed, notwithstanding the alleged title dispute.

Atty. Shind appeared on behalf of the owner of record.

Neighbor Steven Fogg of 17 Woodland spoke. Indicated that there has been a slow change in the character of the neighborhood, and he would like to see the remaining character preserved.

Ms. Marie Strawbridge appeared and reiterated her equitable claim to title for the property.

Ms. Fogg, 17 Woodland, also spoke. She indicated that the homes that have been demolished have been replaced by much larger homes that have changed the character of the neighborhood.

Mr. McNally moved that the home be preferably preserved. Seconded Shepsle. Unanimous in favor.

2b. DR-2019-31: 9 Juniper Road

Mr. Paul Reilly, owner of the home, appeared. His application is for a partial demolition/addition by envelopment (greater than 50%).

Mr. Dorin discussed the context of the neighborhood and the relative scale of the proposed envelopment/addition.

Mr. Carley also noted the relatively limited scale of the addition.

Mr. Lilley discussed the architectural aspects of the proposed addition and provided some suggestions.

Ms. Shepsle indicated that she thought that the addition was complimentary to the other homes in the neighborhood (both existing and recently renovated).

Mr. Brown discussed some procedural aspects, and indicated that Mr. Lilley's suggestions can be emailed to the Applicant. Applicant was amenable to continuing the hearing to 5 August.

Mr. McNally moved to continue the hearing until the meeting of the Commission on August 5. Mr. Racette seconded. Unanimous in favor.

2c. DR2019-34: 375 Linden St.

Atty. Himmelberger appeared on behalf of the Applicant/Owner (a LLC). The Manager of the LLC, Michael Cremin, also appeared.

Mr. Bruce Howlett a neighbor (369 Linden St.) appeared and indicated that he did not oppose demolition.

Mr. Brown discussed his visit to the neighborhood and discussion with a neighbor.

Mr. Dorin provided a historical overview of the neighborhood and the various subdivisions.

Ms. Maitin opined that the diversity of the housing stock in and of itself, to which this home contributes, was significant.

Mr. McNally also suggested that the relatively modest scale of the home contributed to the smaller scale of the neighborhood.

Mr. Howlett returned to the microphone to indicate that to make the house correspond to the other capes in the neighborhood, the entire second floor would need to be built a bit higher.

Mr. Dorin asked about the lot size and asked how much does this particular building contribute to the character of the neighborhood.

Mr. Greco indicated that he is inclined to agree that demolition of the house would be detrimental to the character of the neighborhood.

Ms. Shepsle noted that there had not be any discussion of whether the home could be renovated.

Atty. Himmelberger indicated that house was not susceptible to a cost-effective renovation.

Mr. Cremin (LLC Manager) indicated that the home was not in particularly good condition and that it would be very expensive to do such a renovation.

Mr. McNally moved that the building be preferably preserved. Seconded Maitin. Motion carried 4-3. McNally, Maitin, Brown and Greco voted yes. Racette, Lilley and Shepsle voted no.

2d. DR-2019-35: 75 Prospect Street

Atty. Himmelberger appeared on behalf of the owner. John Rice, Trustee and owner also appeared.

Mr. Himmelberger indicated that the application spoke for itself.

Several commission members remarked on the streetscape and how well this building fits into the neighborhood.

Shepsle moved that the home be preferably preserved. Seconded Greco. Unanimous in favor.

2e. DR-2019-36: 24 Belair Road

Atty. Himmelberger appeared on behalf of owner. John Rice, Trustee and owner, also appeared.

Ms. Lauren Shearman, a neighbor at 28 Belair, appeared and spoke in favor of preservation.

Ms. Nicole Beauregard, a neighbor at 13 Belair spoke. She indicated that she thought a demolition would really injure the character of the neighborhood.

Mary Lee Moore, a neighbor at 10 Belair Road, spoke in favor of preservation.

Mr. Dorin provided an historical overview of the neighborhood and its development.

Mr. Brown inquired as to whether the home could be listed such that someone who is interested in a renovation could buy it and preserve it.

Mr. Greco moved that the building be preferably preserved. McNally seconded. Unanimous in favor.

3. Waiver Hearings

3a. DR-2019-10: 35 Clifford

No plans were before the Commission, and the Petitioner did not appear.

As a courtesy to the owner, **Mr. McNally moved to continue the hearing to 5 August. Greco seconded. Unanimous in favor.**

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

Atty Himmelberger appeared on behalf of the Applicant, Mr. Sheth, who also appeared. Msrs. McGeogh, and Legault (contractor and architect, respectively) also appeared.

Mr. Brown acknowledged the letter received from Mr. and Ms. Pasko, Ms. Strauss and Mr. Sherr.

Mr. Legault indicated that they had spent additional time walking around the neighborhood and trying to make the proposed structure more sensitive to the architectural character of the neighborhood. He walked the Commission through the changes and thought process.

Mr. Lilley commented on the redesign in general, and on the tension between making the building unapologetically ultra-modern or trying to reflect enough of the historical architecture so as to make it not harmonious.

A discussion of significant length ensued concerning this tension.

McNally moved to continue the motion to 5 August. Seconded Maitin. Unanimous in favor.

4. Approve FY2020 Meeting Calendar

Brown moved to approve the meeting calendar, as updated. Seconded McNally. Unanimous in favor.

5. New Business

5a. Plaque approvals:

- 42 Cliff Road
- 25 Glen Road
- 15 Belair Road
- 17 Belair Road
- 3 Atwood Street
- 1 Washburn Avenue (formerly 350 Walnut St)

Moved by McNally to issue plaques for the above-listed properties; Seconded Racette. Unanimous in favor.

5b. Chairman Brown noted that Mr. Goins has resigned his position on the Commission as he has taken a position on the Advisory Committee.

6. Chair adjourned the meeting at 22:15.