

David Smith, Chair  
Pluton Angjeli  
Meredith Angjeli  
Eric Cohen  
Emily Maitin  
Thomas Paine  
BB Wood



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Dana Marks  
Planner

**57 Cottage Street  
HDC: 20-05  
Certificate of Appropriateness  
October 7, 2020**

The Commission certifies that the following is an accurate record of the request by Duane D. Houghton LLC on behalf of Barry Friedman and Valerie Gates for a Certificate of Appropriateness to replace the garage door and relocate an HVAC unit to the other side of the house behind an existing bulkhead door.

The Commission reviewed the request at a duly called and properly posted public hearing held September 1, 2020 and continued to October 6, 2020.

**APPROVED PLANS AND MATERIALS**

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1. Application for Certificate of Appropriateness filed on August 4, 2020
2. Project narrative written by the Applicant attached to Application, dated July 29, 2020
3. Drawings prepared by Duane D. Houghton LLC, dated July 10, 2020, including the following:
  - a. A.02 Plot Plan
  - b. A.03 Photos of existing structure
  - c. A.04 Photos from street
  - d. A.06 Top View (showing HVAC relocation)
4. Revised project narrative written by the Applicant, dated September 28, 2020
5. Specification drawing of new garage door, prepared by Everite Door Works, dated June 12, 2020
6. Allegheny River Semi-Custom Series Construction Details for new garage door
7. Allegheny River Semi-Custom Series image of Chester style door for new garage door

**MOTION**

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Mr. Smith opened the public hearing for 57 Cottage Street on September 1, 2020 and invited the Applicants to present the proposed project. The homeowners Barry Friedman & Valerie Gates were present, along with Duane D. Houghton of Duane D. Houghton LLC. Mr. Houghton submitted this application on the owners' behalf.

On October 6, 2020, Mr. Smith opened the continued public hearing for 57 Cottage Street and invited the Applicants to present the revisions to their proposed project. Ms. Gates explained that they cancelled the big addition of a three-season porch, and instead are seeking approval to replace the garage door, redo the roof, and move the HVAC unit to the other side of the house behind an existing storm door/bulkhead door.

Ms. Gates also mentioned that they intended to change the latticework, however she indicated that they would not pursue replacement at this time.

Ms. Gates mentioned that they are no longer going to replace the windows in the garage structure but repair them instead.

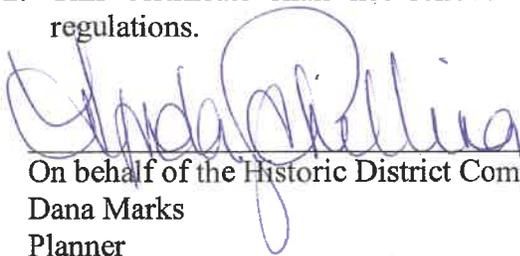
Mr. Cohen had a question about the proposed roof replacement, and whether they wanted architectural shingles as indicated in their application. Mr. Smith asked to clarify if the Commission had any say in the roof. Ms. Marks clarified that roof material and roof color are not within the jurisdiction of this Commission. She added that as long as the Applicants are just replacing the shingles on their roof, and not changing the size or shape of the roof, the Commission does not have the jurisdiction to grant a Certificate of Appropriateness on this element.

Mr. Smith moved to grant a Certificate of Non-Applicability to replace the roof and repair the garage windows. Ms. Maitin seconded the motion. After a roll-call vote, the motion unanimously passed (5-0).

#### CONDITONS OF APPROVAL

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1. All construction activities shall comply with the submitted application materials, except where revisions are necessary to comply with required conditions. Where revisions are necessary, the applicant shall present them to the Planning Director per Part E, *Certification*, of Section 14D, of the Zoning Bylaw.
2. This certificate shall not relieve the applicant of complying with all other applicable regulations.

  
On behalf of the Historic District Commission:  
Dana Marks  
Planner

Date 10/7/20

cc: File Copy; Town Clerk; Building Inspector; Zoning Board of Appeals; Planning Board