

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



Town Hall, 525 Washington Street
Wellesley, MA 02482
Tel. (781) 431-1019 ext. 2230

Dana Marks
Planner

**57 Cottage Street
HDC: 20-05
Certificate of Non-Applicability
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 work proposed as part of an application for a Certificate of Appropriateness at 57 Cottage Street that is not under the review authority of the Historic District Commission.

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

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.03 Photos of existing structure
 - b. A.04 Photos from street
4. Revised project narrative written by the Applicant, dated September 28, 2020
5. GAF Timberline HD Series architectural shingles specification sheets indicating selected color as Biscayne Blue

MOTION

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.

After discussing the various elements of the proposed project, the Commission indicated that the design required further refinement. Ms. Maitin moved to continue the public hearing to the next Commission meeting on October 6, 2020. Mr. Paine seconded the motion. After a roll-call vote, the motion unanimously passed (7-0). The Applicants confirmed that they agreed to the continuation.

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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.

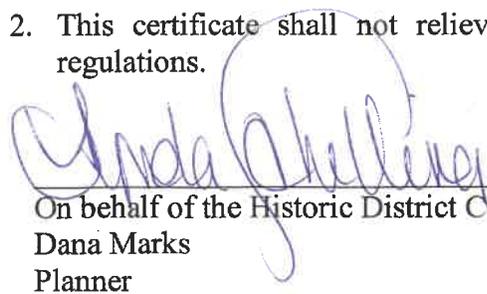
Ms. Gates indicated that the new garage door would be wood and finished in white.

Mr. Smith summed up that the most prominent proposed change is the garage door. The roof replacement would need a Certificate of Non-Applicability. The proposed new location of the HVAC unit was acceptable.

Mr. Cohen moved to approve the new garage door as proposed and move the HVAC unit as proposed. Mr. Smith Seconded the motion. After a roll-call vote, the motion unanimously passed (5-0). The Commission granted a Certificate of Appropriateness to replace the garage door and relocate the HVAC unit to the other side of the house behind the existing bulkhead door.

CONDITONS OF APPROVAL

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