



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-17-04 - 7 Wildon Road - Waiver/Reduction of Delay Period
Subject Property: 7 Wildon Road (Assessor's Parcel ID # 78-10)
Applicant: DNH Homes, LLC/Stan Hargus
Property Owner: DNH Homes, LLC/Stan Hargus
Date: Report prepared 10/19/2017 for 10/23/2017 Historical Commission Meeting; updated on 11/8/2017 for 11/13/17 meeting; **updated 12/4/2017 for 12/11/2107 meeting**
Staff Contact: Michael Zehner, Planning Director

APPLICATION OVERVIEW

On September 11, 2017, following a public hearing on an application for a Preservation Determination for the building located at 7 Wildon Road, the Historical Commission voted 7-0 to determine that the building be Preferably Preserved, thereby imposing a delay on the issuance of a permit to demolish the building for 12 months. On September 26, 2017, pursuant to part D.(4) of the Historic Preservation Demolition Review Bylaw, the Owner applied to the Commission for a reduction of the imposed Delay Period ("Waiver"). A public hearing before the Historical Commission was scheduled for October 23, 2017 to allow the Commission to make a determination as to whether or not to reduce or modify the Delay Period.

At the public hearing on October 23, 2017, members of the Historical Commission were in general agreement that the design of the proposed house presented for the waiver demonstrated a lack of sensitivity to the historical and other characteristics of the surrounding neighborhood. The Commission also noted that the submitted plans and elevations seemed to be preliminary, lacking substantial detail necessary for the Commission to grant any waiver to the delay period. A number of members (Jacob Lilley and Jan Gleysteen primarily) provided the applicant with some guidance on how to improve the project, suggesting that the applicant examine the unique characteristics of surrounding homes and identify features that define the character of the neighborhood. Those features should be included in some form in the final design of the house. Following discussion, the Commission continued the public hearing to consider the waiver request to their meeting on November 13, 2017.

On November 7, 2017, the Applicant/Owner submitted revised plans for the proposed house, including elevations and site plan. While both the original and revised designs are Colonial-style homes, the revised design is perhaps a more traditional form. The existing home is a Colonial Revival Cape Cod cottage with front entry garage; many of the homes in the neighborhood are subtypes of the Colonial Revival style.

At the public hearing on November 13, 2017, members of the Historical Commission reviewed the revised plans and elevations for the proposed house.

The Applicant/Owner received the following further feedback from the Commission:

1. **Consider the proportion of the shutters to the windows;**
2. **Consider a centralized chimney on the roof of the main body of the house, or over the garage, to reduce the apparent height and mass of the house;**
3. **The proposed driveway is very wide. Consider the side driveway in relation to abutting property;**
4. **Clarify the design of the proposed right-side elevation, consistent with the proposed front elevation;**
5. **Verify lot coverage with respect to zoning allowances;**
6. **Confirm the total height of the proposed house;**
7. **Identify existing trees to be removed and retained;**
8. **Identify the location of proposed hardscaping;**
9. **Specify materials to be used; and**
10. **Consider a different siding material for the bay window, as well as roof material for this feature.**

COMMISSION CONSIDERATION AND APPLICANT REQUEST

Pursuant to the Bylaw, “the Commission may consider whether the Owner has:

- i. made a bona fide, reasonable and unsuccessful effort to locate a purchaser for the Building who is willing to preserve, rehabilitate or restore the Building; or
- ii. agreed to accept a Demolition Permit on specified conditions approved by the Commission. If the specified conditions involve approved plans and elevations, then no Demolition Permit shall be issued by the Inspector of Buildings unless the Owner provides to the Inspector of Buildings a complete set of plans and elevation drawings which have been signed and stamped by the Commission, provided, however, that if such plans and elevations are subsequently modified, no copy signed and stamped by the Commission shall be required if such modifications do not substantially alter the plans and elevations previously approved by the Commission.”

Consistent with these standards, the Owner submitted a site plan and renderings for the house proposed to replace the existing house, if demolished. Additionally, the Owner **previously** provided before and after photographs of two projects completed within Town demonstrating their “intent to keep the designs relatively simple and consistent with the neighborhood and are in concert with the overall market desire for 3600 sqft style homes.”

On December 4, 2017, the Applicant/Owner submitted revised plans and elevations to staff. Staff acknowledges that the revised plans address many of the Commission’s comments. However, the Applicant/Owner has not provided more information on proposed hardscaping. Further, with respect to the proposed bay

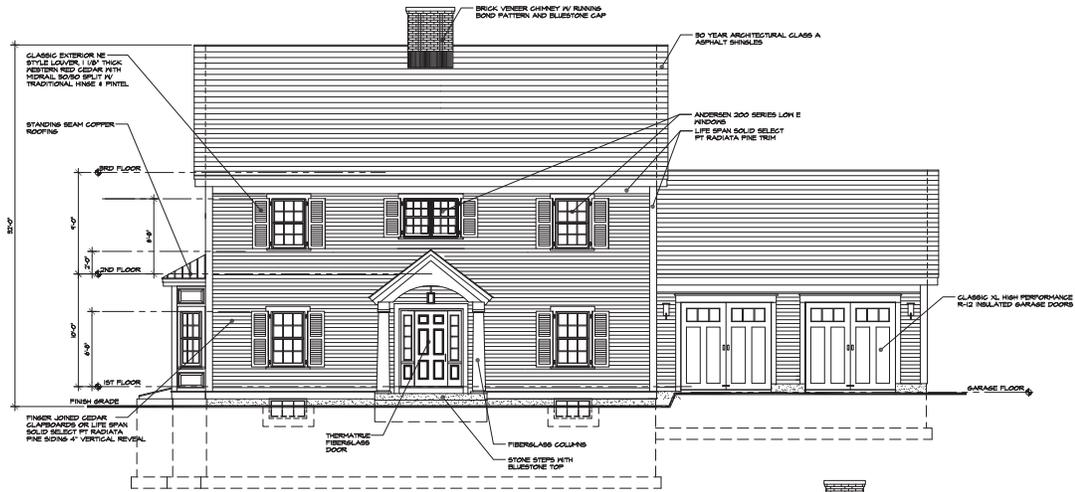
window, the material change to the siding does not appear to have been carried to the rear elevation, perhaps erroneously.

PROCEDURAL CONSIDERATIONS AND STAFF RECOMMENDATIONS

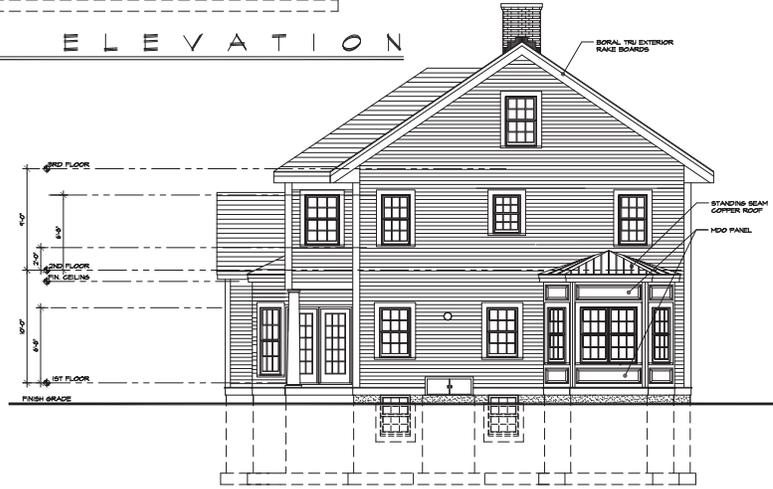
Within fifteen (15) days after the Commission has closed the public hearing on the Waiver, the Commission shall provide to the Owner written notice of its determination or a summary of the Owner and the Commission's agreed-upon plans with respect to the Delay Period and the Building.

In the event that the Commission is considering granting the waiver request based on submitted plans, Staff would recommend that the Commission do so contingent on the Owner's execution of an agreement specifying the following:

1. Issuance of a Demolition Permit for the dwelling is contingent on subsequent construction based on submitted/approved plans
2. Obligation for the Owner to provide the Planning Director with written notice of all building permit applications concerning the property at the same time as it is filed with the Building Department.
3. Obligation that the Owner not apply for any building permit concerning the property that does not conform to the Approved Plans, and that all construction on the property that does not conform to the Approved Plans is prohibited.
4. Authorization for the Planning Director to determine plans submitted for a Building Permit are consistent with the plans approved by the Commission, and authorization for the Planning Director to confirm compliance of the project prior to the issuance of a Certificate of Occupancy.
5. That the agreement run with the land and be binding on Owner's successors and assigns.
6. That the Historical Commission has the right to enforce all terms of this agreement.



FRONT ELEVATION



SIDE ELEVATION

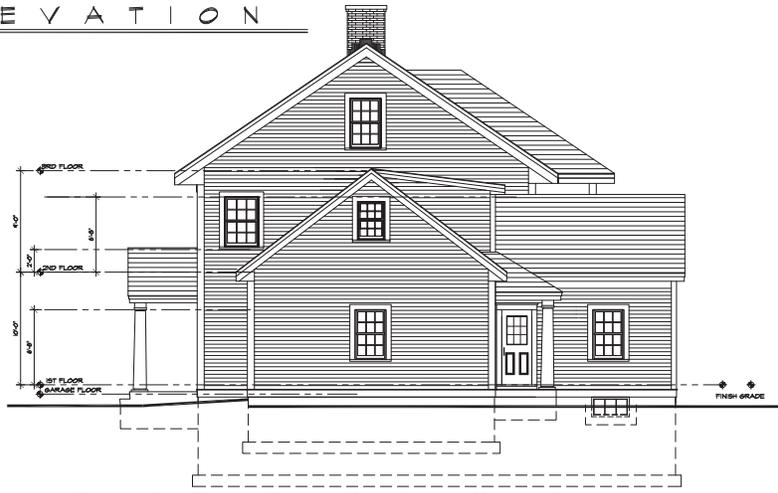
Project:
 DNH HOMES, LLC
 28 Ford Road, Sudbury, MA

Drawing Title:
 ELEVATIONS
 7 Wildon Road, Wellesley

Scale:	1/4" = 1'-0"
Drawn by:	MSB
Checked by:	
Project Number:	
Date:	12.1.2017
Drawing Number:	A-1
Sheet:	
Page:	



REAR ELEVATION



SIDE ELEVATION

Project:
 DNH HOMES, LLC
 28 Ford Road, Sudbury, MA

Drawing Title:
 ELEVATIONS
 7 Wildon Road, Wellesley

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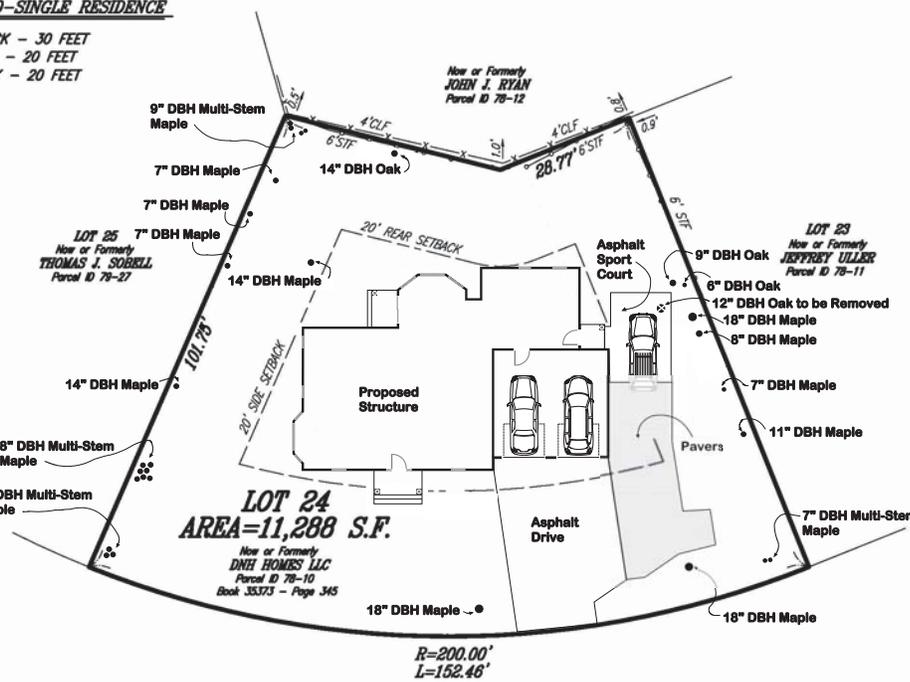
Scale:	1/4" = 1'-0"
Drawn by:	MBP
Checked by:	
Project Number:	
Date:	12/1/2017

Drawing Number:
A-2

Sheet:
 Page:

ZONE: SR20-SINGLE RESIDENCE

FRONT SETBACK - 30 FEET
 SIDE SETBACK - 20 FEET
 REAR SETBACK - 20 FEET



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY PLANS AND DEEDS OF RECORD.

Notes:
 DBH = Diameter at 4'-6" above grade

STEPHEN P. DesROCHE, PLS (MA# 27699) DATE

WILDON (PUBLIC - 40' WIDE) ROAD

- REFERENCES:
- NORFOLK COUNTY REGISTRY OF DEEDS
 DEED BOOK 2244 - PAGE 496
 DEED BOOK 2386 - PAGE 305
 - WELLESLEY ENGINEERING
 WILDON STREET LAYOUT

PLOT PLAN
7 WILDON ROAD
WELLESLEY, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
 P.O. BOX 1190 FRAMINGHAM, MA 01701
 PH: 508-628-1444 FAX: 508-878-8282
 WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=30'	DRAWN BY: RDN	DWG: 851_17
DATE: SEPTEMBER 2, 2017	CHECKED BY: SPD	JOB NO: 851_17

GRAPHIC SCALE (IN FEET)

IN ASSOCIATION WITH NEPONSET VALLEY SURVEY ASSOCIATES, INC.