

Meeting of the Wellesley Historical Commission
March 11, 2019 19:00
Great Hall, Wellesley Town Hall | Wellesley, Massachusetts

1. Call to Order:

Chairman Brown called the meeting to order 19:04.

Members Present: Shepsle, Lilley, McNally, Brown, Goins, Schauffler (arrived 19:14) and Shlala (sitting for Gleysteen by designation of the Chair);

Alternate Members Present: Maitin, Carley, Greco and Fergusson

Business note: Next meeting of the Historical Commission will be April 11, 2019 (Thursday) in the Juliani Room, due to a potential conflict with Town Meeting.

2a. DR-2019-06 - 183 Walnut Street

Owner Mr. Fardad Farahmand appeared. Application is for a partial demolition (demo or envelopment of more the 50% of the structure). Owner introduced the plans. Ms. Zarazua-Urquidi presented the staff report. Project was before the Planning Board last week. There was an extended discussion about what the outcome of the Planning Board hearing was.

Mr. Lilley commented on the architectural elements of the existing structure, and on the proposed plans, however, the discussion was limited as the plans do not clearly delineate the proposed addition.

Owner/applicant asked for additional information about the process; Chairman Brown provided same.

A discussion followed wherein Commission members responded to Owner's request for suggestions on the plans provided.

There was additional discussion of where in the process this particular project is with respect to the question before the Commission (preferably preserved or not).

McNally moved that the building be preferably preserved, Goins seconded. Unanimous vote in favor.

2b. DR-2019-07: 72 Woodcliff Road

Neither Applicant nor a representative thereof appeared. Ms. Zarazua-Urquidi presented the report of planning staff.

Ms. Shlala took note of the historical significance of Mr. Dole (referenced in the planning report).

Chairman Brown mentioned how well the home fits into the neighborhood and that it is a good example of period architecture in Town.

Goins moved that the building be preferably preserved; Lilley seconded. Unanimous vote in favor.

2c. DR2019-08: 16 Ledyard Street

Hearing to be continued by agreement of the Applicant until the April 11 meeting as there was some issue in the noticing of abutters.

Shepsle moved that the hearing be continued to April 11, 2019; McNally seconded. Unanimous vote in favor in continuance.

2d. DR-2019-09: 18 Fenmere Road

Mr. Larry Shin of Kurtzman & Weil appeared on behalf of Applicants. Ms. Zarazua-Urquidi presented the report of the planning staff.

Goins moved that that the building NOT BE preferably preserved; seconded Schaufler. Unanimous vote in favor.

3. Waiver Hearings

3a. DR-2018-56: 38 Windsor Road

Attorney Himmelberger appeared on behalf of the Owner. With him was one of the Principals of the Owner. There was significant discussion of the architectural features of the proposed home that were inspired by other structures in the neighborhood.

Neighbor Ms. Marla Robinson (33 Windsor – across the street from the subject property) talked about the character of the neighborhood and how many residents in the neighborhood have taken measures to preserve that character by, among other things, purchasing properties they feared would be altered.

There was discussion concerning the historical significance of persons associated with the home.

Mr. Dorin pointed out that the homes presented as providing inspiration for the proposed structure were all built between approximately 2006 and the present, rather than the older more historically significant homes.

Mssrs. Lilley, Brown and others commented on the orientation of the garage and the ramifications for massing of having a front-loading three car garage pulled forward to nearly the same plane as the front of the home.

Motion to continue to April 11 meeting made by McNally; seconded by Schaufler. Unanimous in favor.

3b. DR-2018-60; 84 Whittier Road (Cont'd)

Moved to continue to April 11 meeting by McNally; seconded Shlala. Unanimous in favor.

3c. DR-2018-48; 8 Riverdale Road (Cont'd)

Moved to continue to April 11 meeting by McNally; seconded Shlala. Unanimous in favor.

4. Approval of Minutes of 11 February 2019

McNally wished to edit item 2a – to reflect that he believed Mr. Silverstein had actually run through the calculations. Other minor changes were requested and the Minutes were approved as edited.

Goins moved to approve as edited; McNally seconded. Unanimous in favor.

5. House Plaque Approvals/House Plaque Research Contract

20 Riverdale Road was proposed for a plaque and it was approved.

Shlala moved to issue an application for a plaque for placement on 20 Riverdale Road; Goins seconded. Unanimous vote in favor.

6. Project Updates

- a. Fells Library Roof Article – being drafted.
- b. HHU Update – Dorin commented that the process is nearing the finish line with two possible outcomes: one preserves a significant portion of the 1938 schoolhouse; the other does not, and is essentially all new construction. Dorin indicated that he did not have a clear view of how that decision is going to be taken. A discussion ensued and Brown offered to create talking points to be shared at an upcoming HHU meeting.
- c. Beebe Plaque – McNally discussed plaque options.
- d. Historical Articles and/or Awards (e.g., Historic Renovation, Historically Accurate New Construction). 2017 awards were all distributed. Seeking ideas for the 2018 awards.

7. New Business

None discussed

8. Chair adjourned the meeting at 21:56