



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-20 - 32 Boulevard Road - Preservation Determination
Subject Property: 32 Boulevard Road (Assessor's Parcel ID # 42-33)
Applicant: Bradley M. Wertheim
Property Owner: Bradley M. Wertheim
Date: Report prepared 5/3/2018 for 5/14/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner; Michael Zehner, Planning Director
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on April 12, 2018 indicating the intent to demolish, in its entirety, a building located on the property and used as a dwelling. An Eligibility Notice was issued on April 19, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission is scheduled for May 14, 2018.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the original dwelling was constructed no earlier or later than September 4, 1935 when the building permit No. 4978 was issued for a "dwelling" on 32 Boulevard Road.

The land was originally owned by Louise Doherty and purchased by Annette Starbird in 1935. Ms. Starbird filed a building permit for a dwelling in September 1935 and for a garage in 1939. After her passing, the property has inherited by Chester and Winona Starbird. The house was sold to Mary Sullivan in 1946. Mr. Starbird purchased the property in 1951. The house was later acquired by Kenneth and Joann Newman in 1954. After Mr. Newman's retirement, the family sold the house to Marian and Charles Currier in 1960. The Currier's were well-known for their travel-photography programs and their collaboration with the Wellesley Conservation Council. The house was sold to Barbara McLaughlin in 2003. The house was acquired by Bradley Wertheim, the current owner, in 2014.

The dwelling is a 1.5-story building with side-gambrel roof, modestly altered with a detached garage. In 1970, a building permit was filed for the installation of a dormer addition. More recently, a building permit was filed in 2003 to enclose the front porch, renovate the second floor, and remove the masonry chimney. The roof was later repaired in 2004. In 2009, the owner extended the rear bumpout and patio deck. Given the size of the lot, this addition required a Special Permit granted by the Zoning Board of Appeals.

Staff believes the original architecture of the house is best characterized as a Cape Cod Cottage of the Colonial Revival architectural style.

PRESERVATION DETERMINATION STANDARDS

In consideration of a Preservation Determination for the building, the Historical Commission is to determine whether or not the building should be Preferably Preserved, a term defined as building “the demolition of which that is proposed...would be detrimental to the historical or architectural heritage of the Town because such Building is (i) importantly associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, (ii) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings, or (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district.”

If the Commission determines that the Building should be Preferably Preserved, then no Demolition Permit with respect to such Building shall be issued until twelve (12) months after the date of the Preservation Determination.

STAFF RECOMMENDATION

Staff is of the opinion that the subject building **is not** (i) associated with one or more historic persons or events, or with the architectural, cultural, political, economic or social history of the Town, the Commonwealth of Massachusetts or the United States of America, (ii) historically or architecturally important by reason of period, style, method of building construction or association with a particular architect or builder, either by itself or in the context of a group of Buildings, nor (iii) located within one hundred fifty (150) feet of the boundary line of any federal or local historic district and contextually similar to the Buildings located in the adjacent federal or local historic district.

With respect to standard (ii), Staff is of the opinion that the construction method and style of the dwelling is not a true representation of the immediate neighborhood nor an architecturally accurate example of Cape Cod Cottage Colonial Revival architecture.

Therefore, based upon the above, **Staff is of the opinion that the demolition of the subject building would not be detrimental to the historical or architectural heritage of the neighborhood and Town and thus Staff recommends that the building should not deemed Preferably Preserved.**