



## STAFF REPORT

### Town of Wellesley - Planning Department

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Application: DR-2018-21 - 6 Winslow Road - Preservation Determination  
Subject Property: 6 Winslow Road (Assessor's Parcel ID # 37-28)  
Applicant: Dave Patten  
Property Owner: Joan M. Patten  
Date: Report prepared 5/3/2018 for 5/14/2018 Historical Commission Meeting  
Staff Contact: Claudia Zarazua, Planner  
Staff Recommendation: **Preferably Preserved**

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#### APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on April 13, 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 than May 28, 1948, the date provided on Building Permit "No. 9602-03" for the construction of a "dwelling and garage" on 6 Winslow Road (the Applicant/Owner indicated the construction date to be 1945).

The land was originally owned by Maurice A. Dunlavy, who intended to build the nearby neighborhood of Sheridan Hills, a "residential community of distinctive beauty, charm and seclusion" with designs from renowned landscape architect Wayne E. Styles and plans from distinguished architect Royal Barry Willis. (See Figure 1). Dunlavy sought approval for a subdivision "of land in Wellesley located as follows: on the southerly side of Worcester Street and east of Carver, Brewster and Priscilla Roads" according to a notice published on the Wellesley Townsman on July 24, 1947.

In 1948, Frederick Eng purchased the land with the restriction that any building plans should be approved by Maurice A. Dunlavy. Mr. Eng, builder of 2 Winslow Road, filed a building permit for the construction of a dwelling and garage in the same year. The property was sold later in the year to John and Doris Vander. The house was later sold to Richard and Nancy McCabe in 1956. Richard McCabe, a prolific builder at J. P. McCabe Inc., built a sun deck in the rear patio. The house was purchased by Alice K. Barry in 1970. Dan and Michlyne Thal purchased the house in 1984. Mr. Thal renovated the kitchen and improved insulation in 1987. The property was sold to current owner Joan Patten in 1994. Mrs. Patten built an addition towards the back of the house and other minor repairs later in that same year.

**Sheridan** IN WELLESLEY HILLS

A NEW residential community of distinctive beauty, charm and seclusion. Away from the traffic noise of the Worcester Turnpike and yet near enough for utmost convenience in commuting. Quarter acre homesites laid out by the well-known landscape architect, Wayne E. Stiles, to take full advantage of trees, hills and view. There are now available two most attractive and livable houses ready for immediate occupancy; and a third house, being built by Maurice A. Dunlavy from plans of Royal Barry Wills, will be completed by late summer.

SEVERAL unusual and slightly locations are ready for those purchasers who prefer to have a house built to their own specifications. All improvements including gas, water, electricity, sidewalks and roads are installed and have been paid for, so there are no assessments for these services.

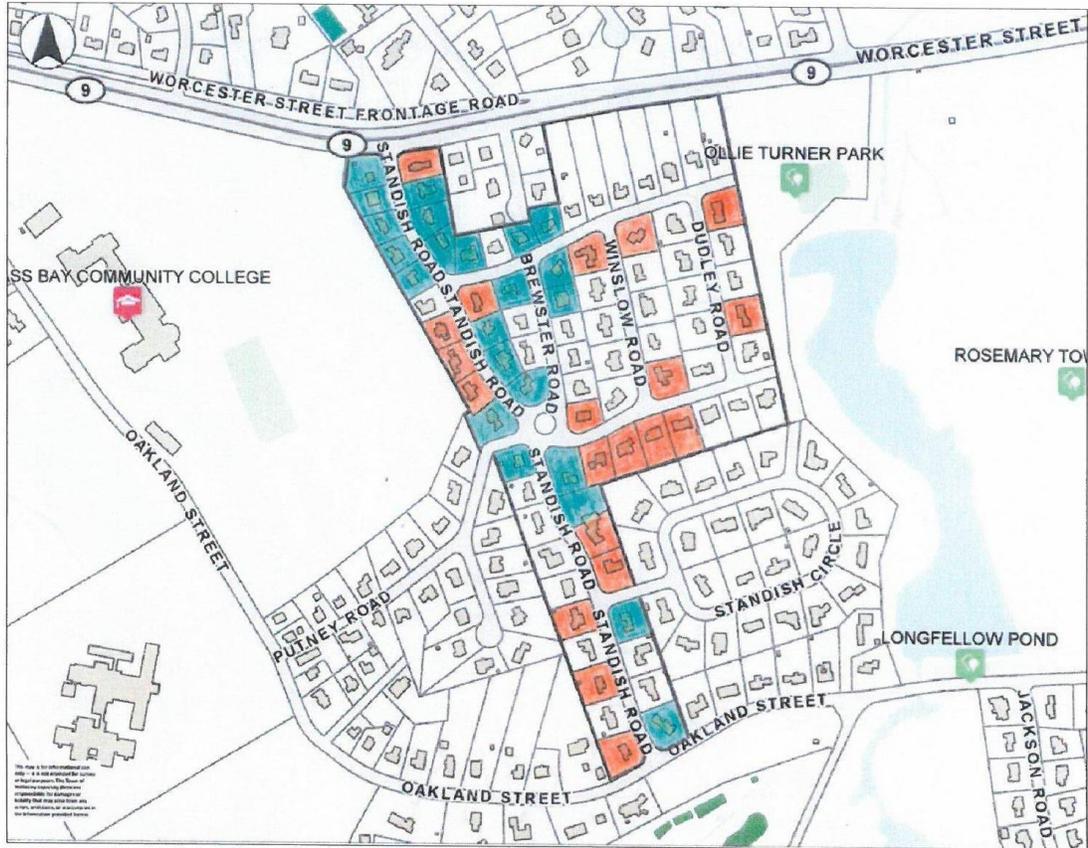
**DOUGLASS & HUNNEMAN**  
5 Arlington Street Boston COMMONwealth 4430

Figure 1 Wellesley Townsman, Friday, June 17, 1938; Page: 3

The dwelling is a 1.5-story Cape Cod cottage with side-gambrel roof, minimally altered with an one car garage.

Staff believes the original architecture of the house is best characterized as a Cape Cod Cottage of the Colonial Revival architectural style. Based on research published by the Standish Road Neighborhood Conservation study from 2015, Staff acknowledges that while the architectural design cannot be identified as an original design of Royal Barry Wills, there is significant proof that the style borrows heavily from his designs in terms of scale, restraint and proportion. This is also evident in other properties on Winslow Road that are also attributed to Maurice Dunlavy. (See *Figure 2*).

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- Houses designed by or suspected to be designed by Royal Barry Wills
- Royal Barry Wills
- Suspected Royal Barry Wills

Figure 2 2015 Standish Road Neighborhood Conservation District Study. Houses by Royal Barry Wills Plan

## 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, 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, but that the building **is** (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, and not.

With respect to standard (ii), Staff is of the opinion that the construction method and style of the dwelling is architecturally important by reason of period and style and is a distinct and important example of Cape Cod Cottage Colonial Revival architecture. In addition, the potential demolition of the house at 6 Winslow Road would be a detriment to the character of the neighborhood that has remained of similar scale and architecture.

Therefore, based upon the above, **Staff is of the opinion that the demolition of the subject building would be detrimental to the historical or architectural heritage of the neighborhood and Town and thus Staff recommends that the building should be deemed Preferably Preserved.**