



STAFF REPORT Town of Wellesley - Planning Department

Application: DR-2018-22– 323 Oakland Street - Preservation Determination
Subject Property: 323 Oakland Street (Assessor's Parcel ID #17-1)
Applicant: Martha Castro
Property Owner: Donald W. Hollings
Date: Report prepared 5/31/2018 for 6/11/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Not Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on April 27, 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 May 11, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for June 11, 2018.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the building was constructed no later than July 8, 1941 when a house on Oakland Street was first reported in the plan 496 of 1941 recorded at the Norfolk County Registry of Deeds. The land was originally owned by Isaac Kingsbury. It was then acquired by John Count in 1894. The land was then acquired by Andre Allen in 1900. It was then purchased by Robert Lawson in 1918. It was then purchased by Antony Mackenzie in 1928. Mr., Mackenzie filed a permit for a dwelling in 1928 under the original address of 221 Oakland Street. Annie and Charlie Timms purchased the property in 1941. The property was acquired by Anabel and Neil McDonald later that same year. Mr. McDonald changed the address to 323 Oakland Street in 1942. The house was acquired by Stanley Nelson in 1946. It was then sold to James Rowan in 1968. It was acquired by Old Town Landscaping in 1973. The property was then sold to Slim Landscape Gardener in 1979. The property was sold to Bergonzoni Inc. in 2003. It was then sold to the current owner Donald Hollings in 2016.

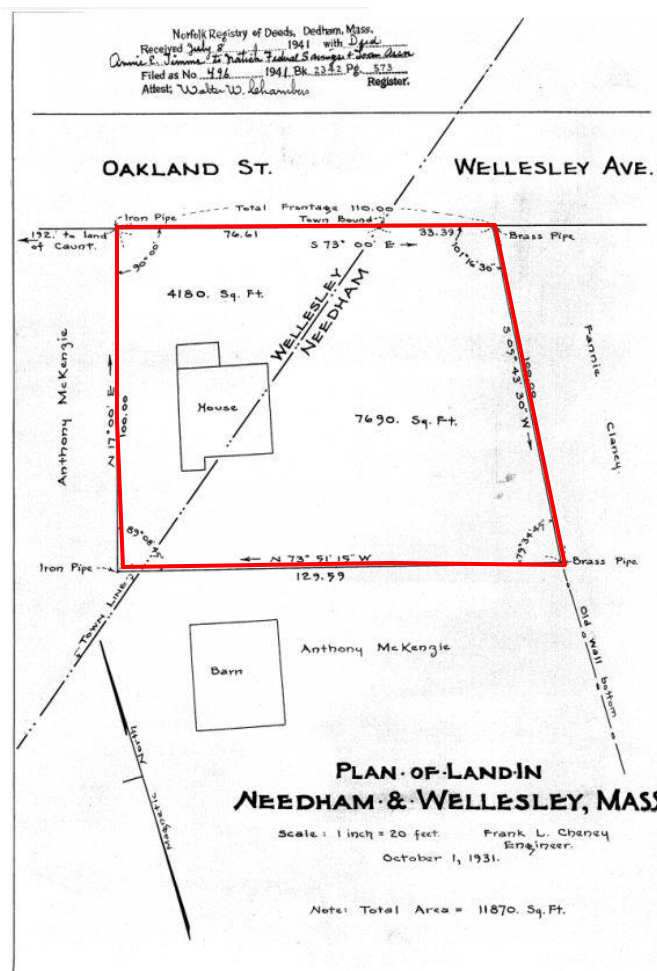


Figure 1 323 Oakland Street, Plan Courtesy of Norfolk County Registry of Deeds

According to the Wellesley building permit database, there are no records of additions or major alterations to the dwelling.

The dwelling is a one-story building with a side-gabled roof, wood cladding and in poor condition. Staff believes the original architecture of the house is best characterized as a Gable Front and Wing in the National style building.

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, 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,

Therefore, based upon the above, **Staff is of the opinion that demolition of the subject building would not be detrimental to the historic or architectural heritage of the Town and recommends that the Historical Commission determine that the building not be deemed Preferably Preserved.**