



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-32 – 24 Avon Road - Preservation Determination
Subject Property: 24 Avon Road (Assessor's Parcel ID # 149-25)
Applicant: Stephanie Anderson
Property Owner: Stephanie Anderson
Date: Report prepared 6/29/2018 for 7/9/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on June 15, 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 June 19, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission was scheduled for July 9, 2018. *Staff understands the current owner considered building an addition and staff previously met with the architect and current owner.*

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the building used as a dwelling was not built prior to August 9, 1921, the date on which building permit "No. 822" for a "dwelling" was issued. The building permit was issued to owner John Pearson and builder Nicholas Severson under the street name O'Connell Avenue.



Figure 1 Neighborhood Context

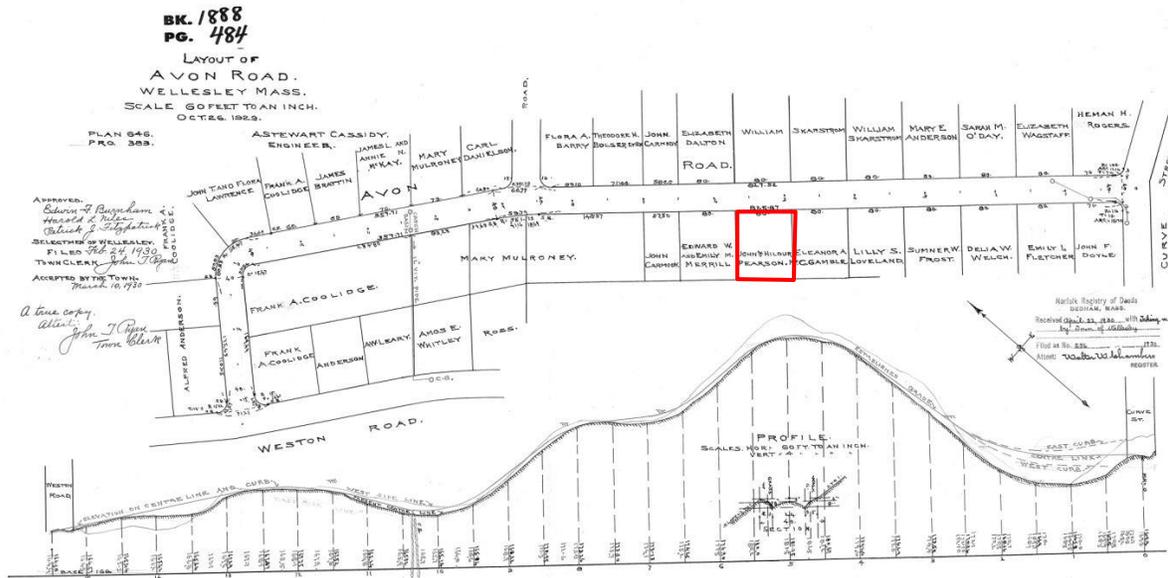


Figure 2 Layout of Avon Road Plan, 1929. Courtesy of Norfolk County Registry of Deeds

The dwelling was built by local builder Nicholas Severson in 1921. It was later sold to John and Hildur Pearson in 1921. According to the Norfolk County Registry of Deeds, the property was then sold to Mr. and Mrs. Pearson's daughter, Doris Buck, and her husband, David Buck, in 1942. Mr. Buck was an Army veteran. The property was then sold to Nicholas and Anna Constantine in 1953. Mr. Constantine was originally from Greece, a WWII veteran and owner of Wellesley Restaurant in Wellesley Square (current location of Juniper). The property was then acquired by Steven Constantine, son of Mr. Constantine, in 1996. It was then acquired by Stephanie Anderson in 2018.

According to the Wellesley building permit database, Steven Constantine filed a permit to update the kitchen in 1998. Another permit was filed for roof repairs in 2014.

The dwelling is a two-story American Foursquare house with overhanging hipped roof. It features exposed rafter tails and has matching single window dormers. Staff believes the original architecture of the house is best characterized as part of the Colonial Revival family with minimal modifications. See Figure 3.



#16. 24 Avon Rd. View S.

Figure 3 24 Avon Road in 1990. Courtesy of Massachusetts Historical Commission

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, 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, but **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.

With respect to standard (ii), Staff believes that the publically visible facades of the dwelling are original in their form, and the dwelling is consistent with the period and style of the majority of the homes in the immediate College Heights neighborhood. Staff is of the opinion that the dwelling is architecturally important in the context of the neighborhood and by itself.

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