



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-38 – 10 Livermore Road - Preservation Determination
Subject Property: 10 Livermore Road (Assessor's Parcel ID # 65-29)
Applicant: Thomas and Helene Lauer
Property Owner: Thomas and Helene Lauer
Date: Report prepared 8/6/2018 for 8/13/2018 Historical Commission Meeting
Staff Contact: Claudia Zarazua, Planner
Staff Recommendation: **Preferably Preserved**

APPLICATION OVERVIEW

Applications for Eligibility Notice and Preservation Determination were submitted on July 17, 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 July 18, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission is scheduled for August 13, 2018.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that a portion of the original dwelling was constructed no later than 1896 when a residence was first reported under the ownership of John D. Hardy.

The land was originally owned and developed by Samuel A.B. Abbott, trustee of the estate of Josiah A.B. Abbott. See Figure 1. It was then acquired by Grafton St. Abbott in 1895. Immediately after, the land was acquired by John D. Hardy in 1895. It was under Mr. Hardy's ownership that a building was first recorded. For more information on John D. Hardy please refer to page 5 of this Report. After deed corrections between Mr. Hardy and Maurice Foley, the property, under ownership of Security Real Estate Trust, was sold to Herbert Hazelton in 1924. Mr. Hazelton was an active member of the Wellesley Hills Unitarian Church.

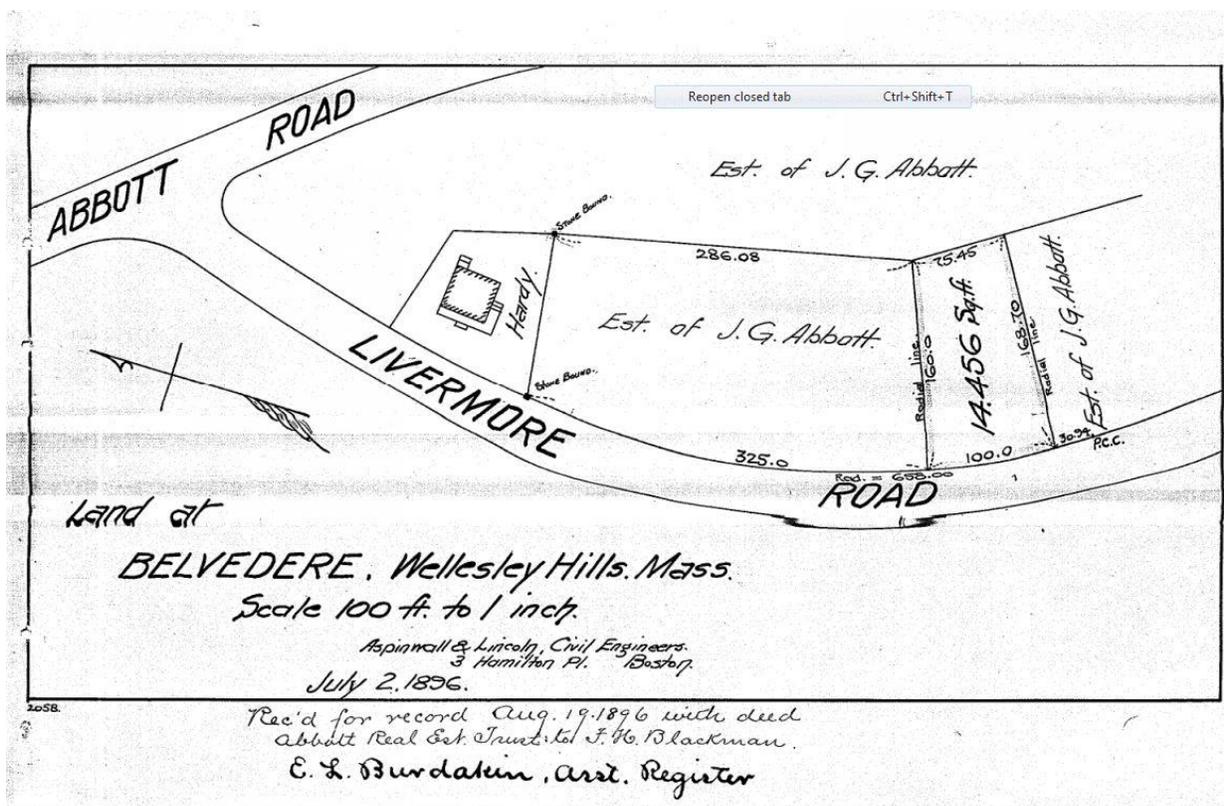


Figure 1. Plan of 10 Livermore in 1896. Courtesy of Norfolk County Registry of Deeds

It was then acquired by Thomas and Helen Oleson in 1945. Mrs. Oleson was an active member of the Wellesley League of Women Voters and Mr. Oleson was a business owner. The house was sold to Donna and George Brandt in 1976; Mr. Brandt was an avid runner and member of the School Sites Conversion Committee. It was then sold to Susan and Newbold Black in 1980; Mr. Black was vice-president of marketing at a Raytheon-owned petrochemical company. It was later sold to Susan Carter in 1983; Mrs. Carter had an interior design firm and it was under her ownership that the significant addition, including the indoor swimming pool, was constructed. The property was then sold to Sallie and Michael Burton in 1997. The house was later acquired by Brian and Leslie Caffyn in 2002. It was recently sold to current owners Tom and Helene Lauer.

The dwelling is a two-story building with side-gabled roof with significant architecturally-accurate alterations since its construction. It has an elaborate entryway with an exaggerated portico, an element characteristic of Gregorian - Colonial Revival architecture. The house sits on a lot with frontage on two streets, Livermore Road and Abbott Road. The driveway is located on and accessed by Abbott Road on the northeastern boundary of the property.

In 1914, John D. Hardy filed permits for interior renovations and an addition by architect Luther C. Greenleaf. In 1945, Thomas Oleson filed a permit for the removal and new construction of front and rear entryway. In 1984, Susan Carter filed a permit for replacement of existing windows. In 1985, under the ownership of Susan Carter, a

permit was filed for the addition connecting the main house to the existing garage and the construction of an indoor swimming pool. See Figure 2.

SURVEY RECORD
Permit No. 21,829
Street: Livermore Rd No. 10
Builder: James Marcotte
Owner: Susan M. Carter
Address: 10 Livermore Rd
Building dimensions:
Distances:
Adjoining Bldgs.
Center of street: 48'
Front Yard: 48' Rear Yard: 61'
Abbott: 61'
Side Yard: 20.3 Side Yard: 46.0'
Area of Lot: 26,099 SF

This ~~LOT~~ ~~SHALL~~ be used only for zoning certification of the construction project for which the ~~lot~~ ~~dg.~~ Permit was issued.

Abbott 126.099 SF
Livermore 131.27
Prop. Add. 1100 sq ft
8' 3" overhang

Stamped & Signed By: Carmelo Frazetti
Registered Engineer or Surveyor
Date: Aug 26, 1986
Address: 459 Cowardin St. Needham Mass

Figure 2. Building Permit by Susan Carter from 1985

Staff believes the architecture of the house is best characterized as Colonial Revival, with elements representative of such style, such as small-paned windows and heavy window frames, as well as a side porch. The front façade is most representative of this style. The overall condition of the existing house is above average.

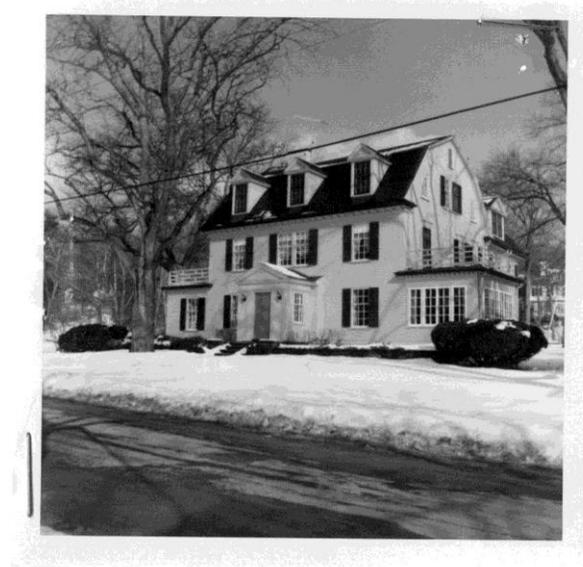


Figure 3. 10 Livermore Road in c. 1975. Courtesy of Massachusetts Historical Commission

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** (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** (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, and (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 (i), Staff is of the opinion that the association to John D. Hardy is relevant to the history of Wellesley and the region. Mr. Hardy was an important figure to local government and the school system. While serving on the School Committee, he supervised the construction of the John D. Hardy Elementary School (formerly Fells School and posthumously named after him).

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 Colonial Revival architecture. In addition, the potential demolition of this house would be a detriment to the character of this cohesive historic neighborhood that has remained of similar scale and architecture since inception.

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.**

For reasons stated above, Staff considers this building highly significant to the history of the Town of Wellesley and recommends that the Commission consider pursuing the placement of the property into a Single Building Historic District.

John Dudley Hardy

“John D. Hardy was born in Woburn in 1860. Following his graduation from Williams College in 1882, he entered business in Boston. Employed first in the investment brokerage business followed by the shoe manufacturing industry, Hardy spent his late career involved in real estate development. Hardy’s significance in Wellesley is derived from his role as a public servant. Relocating to the town in 1896 –his home at 10 Livermore Road was among the first constructed in the Belvedere Estates – Hardy quickly became one of the town’s most active volunteers, serving not just on the most important organizations and committees, but also taking leadership roles on them. He had a unique passion for the role of municipal government and how it could be used to foster smart growth and development within the newly formed town. It was therefore fitting that the elementary school whose construction he oversaw in 1923 was named after him following his sudden death in 1924.”

“Civic volunteerism -- municipal:

- Board of Selectmen (chairman)*
- Board of Health (chairman)*
- Appropriation/Advisory Committee*
- Town Government Study Committee (chairman)*
- Fells School Building Committee (chairman)*
- 1906 High School Building Committee*
- Shaw School Consideration Committee*
- Town Affairs Committee (clerk)*
- Committee on Public Safety (chairman)*
- Gifted 2+ acre park on Hillside Road to Town in 1909*

Civic volunteerism -- non-municipal:

- Wellesley Hills & Falls Village Improvement Society (founder/president; meetings at 10 Livermore Road)*
- Wellesley Club (president)*
- Maugus Club (executive committee member)*
- Wellesley Hospital Fund (chairman)*
- Wellesley Co-operative Bank (founding director)*
- Wellesley Trust Company (organizing committee member)*
- Wellesley Unitarian Club (president)*
- Democratic Town Committee*

State/National volunteerism:

- American Academy of Political and Social Science*
- National Municipal League*
- American Civic Association*
- Massachusetts Civic League*

Other corporate leadership:

- Winthrop Shore Land Company (manager)*
- Gowanda Bell Telephone Company (president)*
- Durham Water Company (treasurer)*
- South End National Bank (director)”*

Courtesy of Josh Dorin