



## STAFF REPORT

### Town of Wellesley - Planning Department

---

Application: DR-2018-23 – 121 Lowell Road - Preservation Determination  
Subject Property: 121 Lowell Road (Assessor's Parcel ID # 120-52)  
Applicant: Fernando Dalfior  
Property Owner: Fernando Dalfior  
Date: Report prepared 8/2/2018 for 8/13/2018 Historical Commission Meeting  
Staff Contact: Claudia Zarazua, Planner  
Staff Recommendation: **Preferably Preserved**

---

#### APPLICATION OVERVIEW

An application for Eligibility Notice was originally submitted by the previous owner on May 4, 2018. An Eligibility Notice was issued on May 7, 2018 determining the subject building to be an Eligible Building. An application for Preservation Determination was submitted by the current owner on July 18, 2018 indicating the intent to demolish, in its entirety, a building located on the property and used as a dwelling. 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 the original dwelling was constructed no earlier than October 19, 1949, the date provided on Building Permit "No. 10161" for the construction of a "dwelling" at 121 Lowell Road. Permit "No. 10162" by the same owner was issued on the same date for a "garage."

The land was originally owned and developed by Albion Clapp as part of the larger Abbott Estates. See Figure 1. Certain parcels of land, including this property, were purchased by George Haynes in 1930-1934. See Figure 2. The parcel was purchased by Edwin Gibson in 1945.

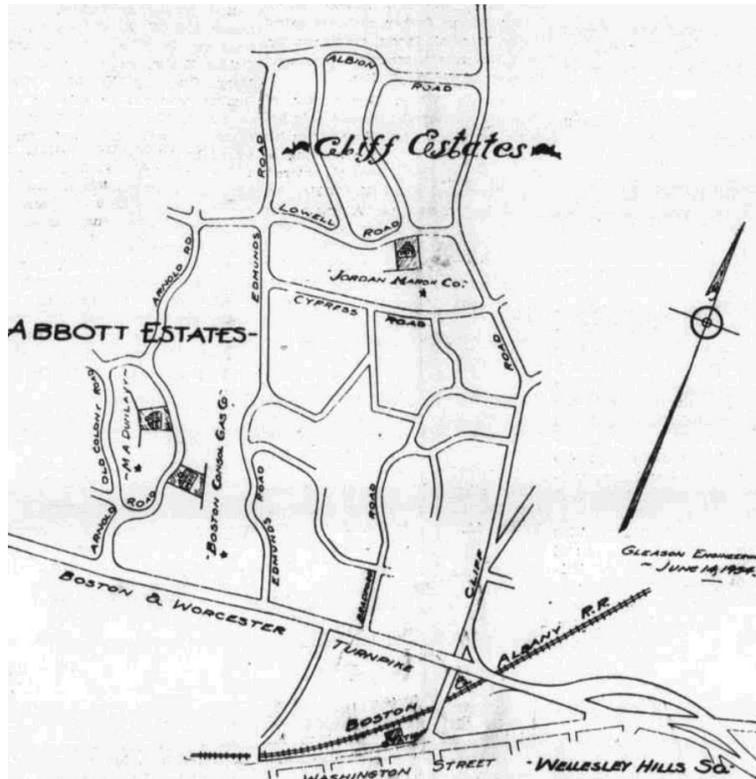


Figure 1. Plan of Abbott and Cliff Estates in 1935. Courtesy of Wellesley Townsman

The parcel was then purchased by Edwin A. Rowlings in 1949. Mr. Rowlings was a building contractor and under his ownership a building permit for a dwelling and garage was issued in 1949. The architect of record was Gustav Hagen. The property was acquired by William and Carolyn Duane in 1952. Mr. Duane was a WWII veteran and insurance broker. The property was put in a trust under the name W & C Duane Realty Trust in 1992. The trustees sold the house to the current owner, 121 Lowell LLC., in June 2018.

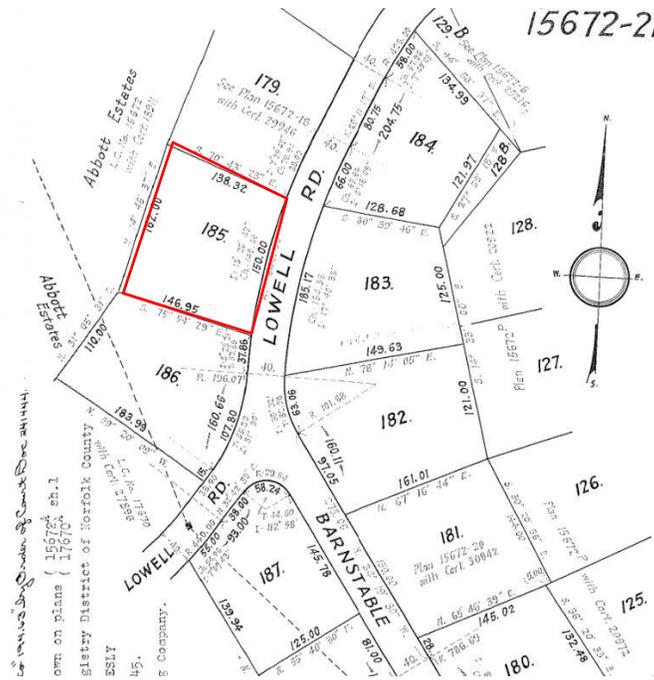


Figure 2. Subdivision Plan by Gleason Engineering from 1945. Courtesy of Norfolk County Registry of Deeds

The dwelling is a two-story building with side-gabled roof, not significantly altered since its construction. In 1966, Mr. Duane filed a permit for an enclosure of the porch and a tool shed. Staff believes the architecture of the house is best characterized as Colonial Revival with elements representative of such style like small-paned windows and heavy window frames, and a modified second story overhang.

### 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.

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 the house at 121 Lowell Road would be a detriment to the character of the neighborhood and the adjacent Abbott Estates that have remained of similar scale and architecture since its 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.**