



STAFF REPORT

Town of Wellesley - Planning Department

Application: DR-2018-46 – 8 Riverdale Road - Preservation Determination
Subject Property: 8 Riverdale Road (Assessor's Parcel ID # 51-5)
Applicant: WKC Sudbury Crossing, LLC.
Property Owner: WKC Sudbury Crossing, LLC.
Date: Report prepared 11/13/2018 for 11/19/2018 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 October 16, 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 October 22, 2018 determining the subject building to be an Eligible Building. A public hearing before the Historical Commission is scheduled for November 19, 2018.

DESCRIPTION

In consideration of the application for Eligibility Notice, it was determined that the original dwelling was constructed in 1927 when a dwelling was first reported at 8 Riverdale in the Annual Town Report.

The land was originally owned and subdivided by the Lower Falls Trust according to the "Plan of House Lots" dated January 1902 and filed at the Norfolk County Registry of Deeds. (See Figure 1). The house is believed to have been built under the ownership of Theodore and Mary Buell, who acquired the land in 1926. Mr. and Mrs. Buell were very active in community issues and served in various commissions including Advisory Committee. The property was sold to Harry and Edna Agney in 1948. Mr. Agney was the vice president of the Federal Reserve Bank in Boston and Mrs. Agney was a volunteer and advocate for the blind. The property was acquired by Douglas and Cheryl White in 1990. It was then sold to the current owner, WKC Sudbury Crossing, in 2018.

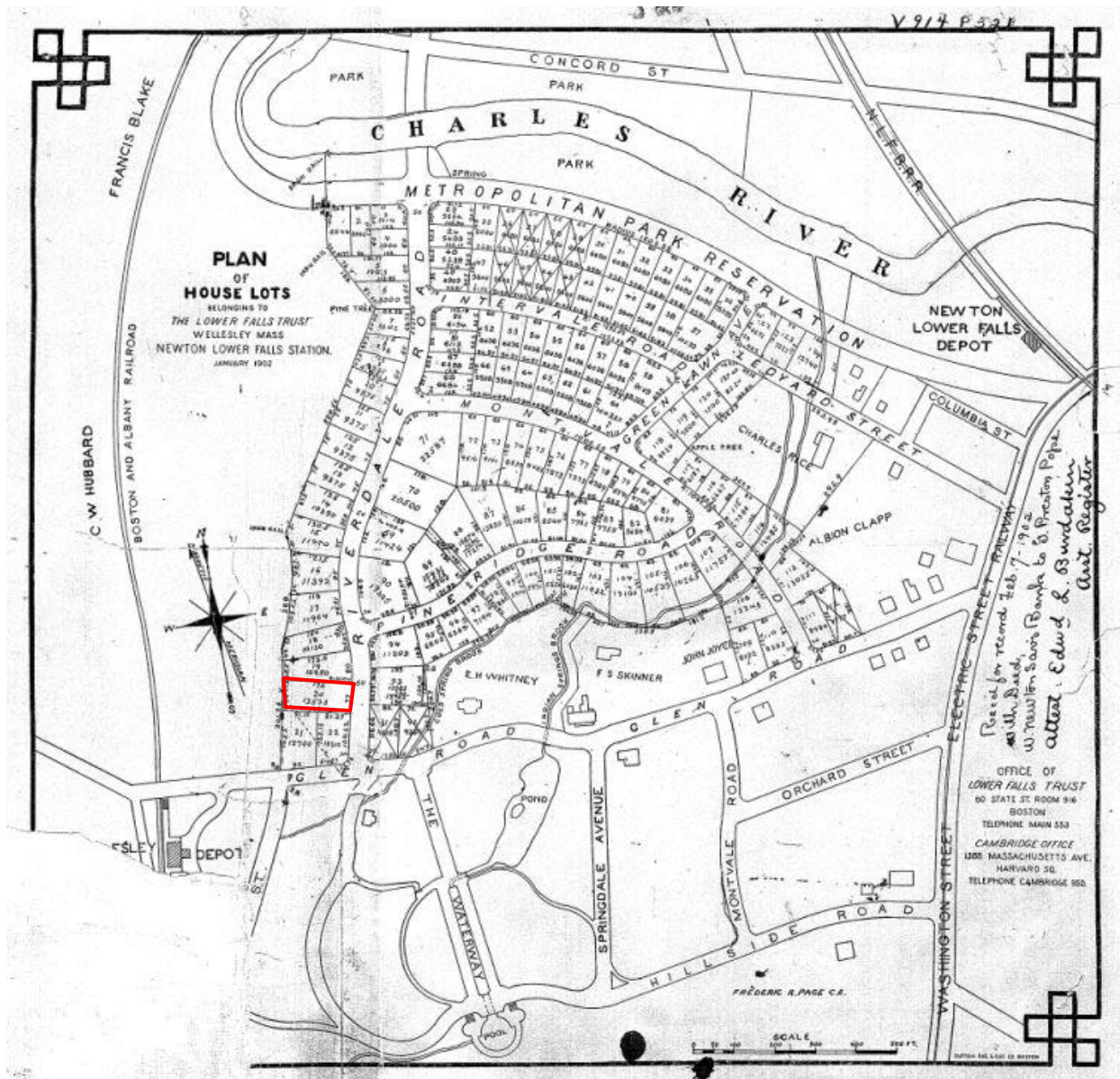


Figure 1 Plan of House Lots, 1902, Norfolk County Registry of Deeds

The dwelling is a 2-story building with side-gable roof, a prominent front shed dormer, significantly altered with a detached garage. According to the building permit records, a rear addition for a maid's room and bathroom was built in 1931.

The structure sits on a conforming lot with a detached garage and driveway accessed from Riverdale Road. (See Figure 2).

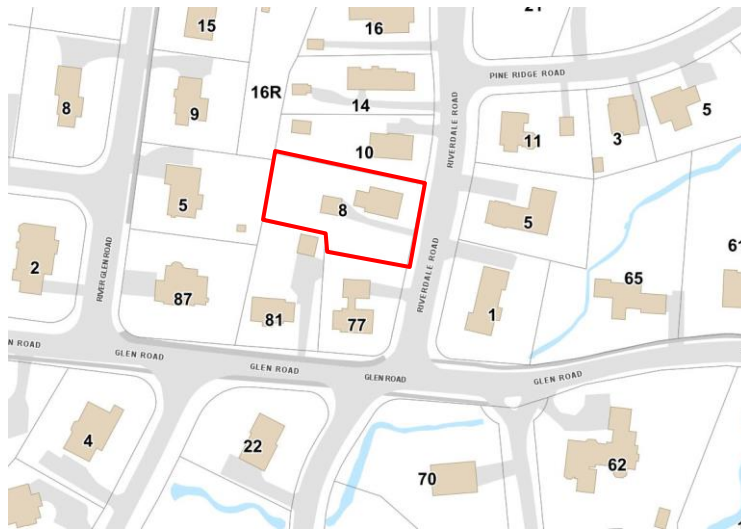


Figure 2 Neighborhood Context

Staff believes that while the scale of the existing building is consistent with the neighborhood context, the original architectural style of the house is no longer apparent nor consistent with a cohesive neighborhood style.

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, 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.

Therefore, based upon the above, **Staff is of the opinion that the demolition of the subject building would not be detrimental to the historical or architectural heritage of the neighborhood and Town and thus Staff recommends that the building should not deemed Preferably Preserved.**